File Box 193
03-5-001-D

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,900.00

Sandra S Schwarz
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 15th day of May, 2003.

Dee Files
Notary Public

DEE FILES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 3/31/07

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 05/20/03 16:42 2pgs
Fees:13.00 Taxes:502.83
20030520-0068939

ADDRESS NEW OWNER(S) AS FOLLOWS:
Stephanie Rene Michon
5025 Hillsboro Rd, Unit 19-A
Nashville, Tennessee 37215

SEND TAX BILLS TO:
P.O. Box 57046
Irvine, CA 92619-7046

MAP-PARCEL NUMBERS:
131-010-D-159.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jane S. Mills, unmarried** hereinafter referred to as Grantor, hereby transfers and conveys to **Stephanie Rene Michon, unmarried,** hereinafter referred to as Grantee, her heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 159, also known as apartment 19A on the plan of Georgetown Apartments, of record in Book 5200, page 4, Register's Office for said County, which plan is incorporated herein and made a part hereof by reference.

Being the same property conveyed to Jane S. Mills by Warranty Deed from Carla Anderson, unmarried, of record in Book 5783, page 706, Register's Office for Davidson County, Tennessee, dated August 14, 1981.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2003, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 5200, Page 4, Register's Office for &*V28& County, Tennessee.

Master Deed of record in Book 5211, page 325, Book 5616, page 133, and Book 6079, page 516, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2003, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 5025 Hillsboro Rd, Unit 19-A, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 15th day of May, 2003.

Jane S. Mills

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jane S. Mills, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of May, 2003.

Notary Public

My Commission Expires: RUSSELL JC NOTARY PUBLIC AT LARGE AUG. 14, 2006 WILLIAMSON COUNTY

08125-BP