PREPARED BY (AND RETURN TO):

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W & I Ref:(GJ) Title No: 44577
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 05/28/03 14:34 2pgs
Fees:13.00 Taxes:553.15
20030528-0072020

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Anne Hawkins 2107 Fairfax Avenue #204 Nashville, Tennessee 37212	SAME

TAX MAP-PARCEL NUMBERS: 104-12-B-108

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$149,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Brian J. Clay, unmarried and Corrie J. Tolerico, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Anne Hawkins** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, Being Unit No.204 Building No. 1 of Ashley Place Condominiums horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 6200 page 462, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Brian J. Clay, unmarried and Corrie J. Tolerico, unmarried, as joint tenants with right of survivorship by deed from Kelly Lynn Moore, unmarried and Janye Renee Moore, unmarried of record in Doc. No. 200005230051742, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6200, Page 462, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 6839, page 635, and corrected in Book 6864, page 85, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 2107 Fairfax Avenue #204, Nashville, Tennessee 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of May, 2003.

Brian J. Clay

Corrie J. Tolerico

State of TENNESSEE
County of DAVIDSON

On this 28th day of May, 2003 , before me the undersigned authority, personally appeared Brian J. Clay and Corrie J. Tolerico , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $149,500.00

Anne Hawkins
Affiant

Sworn and subscribed before me this the 28th day of May, 2003

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

Notary Public