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RECORD & RETURN TO:
FILE BOX 36 if Davidson County 19533

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/23/03 16:05 2pgs
Fees:13.00 Taxes:1026.75
20030623-0086446

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $277,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th DAY OF June 2003.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE
JUNE E. ROWELL
My Commission Expires
JULY 29, 2006
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Amy Adams
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #19533SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
William Frank Wilbert Courtney Lynch Wilbert 104 Paxton Court Brentwood, TN 37027	First Horizon Home Loan P.O. Box 7481 Springfield, OH 45501	171-3-A-29 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Samuel Hawkins and wife, JoEllen F. Hawkins, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto William Frank Wilbert and wife, Courtney Lynch Wilbert, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 216, on the Plan of Section 1, Fredericksburg, as of record in Book 7900, page 509, amended in Book 7900, page 552, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Samuel C. Hawkins and wife, JoEllen F. Hawkins, by deed from Donald D. Barnes, Jr., and wife, Cindy Crowell Barnes, of record as Instrument No. 200008150080801, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2003 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Matters shown on plan of record in Book 7900, page 509, as amended in Book 7900, page 552, Register's Office for Davidson County, Tennessee.

4. Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions and Restriction for Fredericksburg, of record in Book 8920, page 65, as amended in Book 9500, page 393; Book 10694, page 541 and Book 7798, page 843, and the By-Laws appended thereto, of record in Book 8920, page 45, as amended in Book 9860, page 840 and Book 10695, page 539, Register's Office for Davidson County, Tennessee.
5. Fredericksburg Homeowners Association Charter, of record in Book 8920, page 40, Register's Office for Davidson County, Tennessee.
6. Surveyors Instrument of correction of record in Book 9469, page 129, Register's Office for Davidson County, Tennessee.
7. Subject to the rights of others in and to the common areas.
8. Subject to the lien for special assessments contained in the Declaration of Covenants, Conditions and Restrictions.

This property is also known as improved property located at 104 Paxton Court, Brentwood, TN 37027.

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 GRANTORS do covenant with the said GRANTEES that they are lawfully seized 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; and GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 our hands this 20th day of June 2003.

Samuel Hawkins

JoEllen F. Hawkins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On June 20, 2003, before me personally appeared Samuel Hawkins and wife, JoEllen F. Hawkins 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 that (s) he executed the same as his/her free act and deed.

Witness my hand and official seal this 20th day of June 2003.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE
JUNE E. ROWELL
My Commission Expires
JULY 29, 2006
STATE OF TENNESSEE

My Commission Expires: