10-A

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

Davidson County DEEDWARR
Recvd: 06/30/03 15:58 2pgs
Fees:13.00 Taxes:229.40
20030630-0090235

ADDRESS NEW OWNER:

Jonathan M. Lillard
2020 Beech Ave #A-1
Nashville, TN 37204

SEND TAX BILL:

Franklin American Mortgage
501 Corporate Centre Drive
Suite 400
Franklin, TN 37067

MORTGAGEE:
Franklin American Mortgage
501 Corporate Centre Drive, Suite 400
Franklin, TN 37067

MAP AND PARCEL:
Map 105-10-A
Parcel 104CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Joan M. Davis, unmarried ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Jonathan M. Lillard, unmarried ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> A Condominium Apartment in Davidson County, Tennessee, being Unit No. A-1 of Beechtree Condominiums horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Exhibit "E" of record in Book 11174, page 284, as amended in Book 11680, page 193, 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 Joan M. Davis by deed of record as Instrument No. 200207010079059, Register's Office for Davidson County, Tennessee
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 2020 Beech Ave #A-1, Nashville, TN 37204.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that she is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind herself, her heirs, assigns and representatives, to warrant

and forever defend the title to the Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 25th day of June, 2003.

Joan M Davis

Joan M. Davis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Joan M. Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 25th day of June, 2003.

Notary Public

My Commission Expires: 9-30-06

JEANNE BURTON GREGORY Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires September 30, 2006

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $62,000.00.

X Jonathan M. Lillard

AFFIANT

Subscribed and sworn to before me
this 25th day of June, 2003.

NOTARY PUBLIC

My Commission Expires: 9-30-06

JEANNE BURTON GREGORY Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires September 30, 2006