THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 21116**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $65,000.00. Affiant Subscribed and sworn to before me, this 25th day of June, 2003. Notary Public My Commission Expires: _____ RACHEL WILSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAR. 31, 2007

WARRANTY DEED

Address New Owner: ROSEANN M. HILLIS 2020 Beech Ave., Unit D-11 Nashville, TN 37204	**Send Tax Bills To:** Countrywide Home Loans 718 Thompson Lane, Suite 104 Nashville, TN 37204	**Tax Information:** MAP Map 105-10-0-A PAR Parcel 413 FB

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Roseann M. Hillis, unmarried, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Patrick W. Henry, unmarried, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2020 Beech Ave.,Unit D-11, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of June, 2003.

Roseann M. Hillis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Roseann M. Hillis , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of June, 2003.

My Commission Expires: _____ Notary Public

NOTARY PUBLIC AT LARGE Kathryn Simpson My Commission Expires July 30, 2005 STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 07/08/03 16:07 2pgs
Fees:13.00 Taxes:240.50

20030708-0094037

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. D-11, together with the appurtenant interest in the common elements of Beechtree Condominiums, a horizontal property regime established by Master Deed, of record in Book 11174, page 284, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "E" to the amendment to the Master Deed of record in Book 11680, page 193, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Roseann M. Hillis by deed dated July 28, 2000 from Cabana, LLC, a Tennessee limited liability company appearing as Instrument No. 20000804-0077613, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2003 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 11174, page 284, amended in Book 11680, page 193; (3) Easements of record in Book 3183, page 65; and (4) All matters appearing on the Plan of record in Book 332, page 130, said Register's Office.