WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
GREATER, FOR THIS TRANSFER IS $ 241,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
15th DAY OF August 2003

Notary Public

MY COMMISSION EXPIRES: 9-24-05
(AFFIX SEAL)

MARSHA J. RAGSDALE NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

MY COMMISSION EXPIRES: SEPT. 24, 2005

Davidson County DEEDWARR
Recvd: 08/05/03 13:18 2pgs
Fees:13.00 Taxes:895.03
20030805-0110931

THIS INSTRUMENT WAS PREPARED BY

Southland Title & Escrow Co., 7101 Executive Center Drive #151, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy R. Pugh (NAME)	NEW OWNER/SAME ADDRESS (NAME)	131-2-D-16CO
4204 Hillsboro Pike #116 (ADDRESS)	(ADDRESS)	
Nashville, TN 37215 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Deborah K. Berry, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy R. Pugh and wife, Melinda S. Pugh

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit 16 Hillsboro Hall, Phase I, a Private Element Horizontal Property Regime, (being The Plan of The Village At Hillsboro), located on Hillsboro Pike, Davidson County, TN, of record in Plat Book 11700, page 45, and described in a Declaration of Covenants, Conditions and Restrictions, of record in Book 11713, page 350, said Register's Office, to which reference is hereby made. The easements, restrictive convenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Hillsboro Hall, a Privante Element Horizontal Property Regine, contained in the Declaration of Covenants, Conditions and Restrictions recorded in Book 11713, page 350, and By-Laws recorded in Book 11713, pages 356 and 381, as amended in Instrument No. 20000202-0010655, Register's Office for Davidson County, TN, are incorporated in this deed by reference and made a part hereof the same as though copied herein. Said units also comprise Lots 60, 61 and 62 and a portion of Lot 66, Hollywood Place, recorded in Book 547, pages 85 and 86, and being Lot 1 and a portion of Lot 2, of record in Book 9700, page 786, said Register's Office.

Being the same property conveyed to Deborah K. Berry, by deed from Haury and Smith Contractors, Inc., of record in Instrument No. 20000327-0030733, Register's Office for Davidson County, TN.

This conveyance is subject to the following: Taxes for the year 2003 have been prorated and payment thereof is expressly assumed by the herein Grantee; Declaration of Covenants, Conditions and Restrictions of record in Book 11713, page 350; By-Laws of record in Book 11713, pages 356 and 381, as amended in Instrument No. 20000202-0010655; Plan of record in Plat Book 11700, page 45; all in the Register's Office for Davidson County, TN.

CONTINUED...

unimproved ( )
This is improved (X) property, known as 4204 Hillsboro Pike #116, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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 1st day of August 2003

Deborah K. Berry

Deborah K. Berry

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 Deborah K. Berry

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein named. Witness my hand and official seal at Brentwood, Tennessee, this 1st day of August, 2003.

Commission expires 7/30/05

Notary Public

JENNIFER S. [illegible] NOTARY PUBLIC AT LARGE DAVIDSON CO MY COMMISSION 07/30/2005

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUED

The herein named property is not now, nor has it ever been, the primary principal residence of the herein named Grantor nor her spouse.