STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 29th day of July, 2003.

Notary Public

DONALD R. BARRETT, JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: 11.22.05

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 08/14/03 13:01 3pgs
Fees:18.00 Taxes:377.40
20030814-0117019

ADDRESS NEW OWNER(S) AS FOLLOWS:
J. Carla Ikard
703 Fox Ridge Drive
Brentwood, Tennessee 37027

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map\Parcel: 160-140-C-003.00 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **William B. Cannon and wife, Debra A. Cannon** hereinafter referred to as Grantors, hereby transfers and conveys to **J. Carla Ikard, unmarried** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being a part of the Plan of Brentwood Trace, Section Two, as of record in Book 5200, Page 376, Register's Office, Davidson County, Tennessee, the part hereby described being:

UNIT NO. 703 on said Plan as shown in and described by the Master Deed establishing a Horizontal Property Regime with respect to Brentwood Trace Condominiums, Section two. Master Deed of record in Book 5818, Page 915, said Register's Office.

Being the same property conveyed to William B. Cannon and Debra A. Cannon, by QuitClaim Deed from Shirley C. Cannon, of record at Instrument No. 20030814-0117019 Register's Office for Davidson County, Tennessee, dated August 2, 1985.

08927-BW

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 5200, Page 376 and 377, Register's Office for Davidson County, Tennessee.

Master Deed of record in Book 5524, Page 415; Book 5545, Page 510; Book 5818, Page 915, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 5524, Page 424; Book 5537, Page 988; Book 5868, Page 70, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2003, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 703 Fox Ridge Drive, Brentwood, Tennessee 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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 28 th day of July, 2003.

William B. Cannon

William B. Cannon

Debra A. Cannon by

Debra A. Cannon

William B Cannon Jr atty in fact

STATE OF TX
COUNTY OF Montgomery

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William B. Cannon, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the foregoing instrument for

COUNTY OF Montgomery

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William B. Cannon, Jr. with whom I am personally acquainted and who proved himself to be the attorney-in-fact for Debra A. Cannon and who, being authorized to do so, further acknowledged that he executed the foregoing instrument for the purposes therein contained by signing his name as the attorney-in-fact for Debra A. Cannon And Individually for William B. Cannon

Witness my hand and official seal this 28th day of July, 2003.

Deborah A Smith
Notary Public

My Commission Expires: 1-24-2005

DEBORAH A. SMITH
NOTARY PUBLIC
STATE OF TEXAS
My Commission Expires 1-24-2005

7/28 pm BPS

William B. Cannon & William B Cannon, JR are one in the same person.

DEBORAH A. SMITH
NOTARY PUBLIC
STATE OF TEXAS
My Commission Expires 1-24-2005

7/28/2003 BPS

Deborah A. Smith
Notary Public

My Commission Expires: 1-24-2005

AFFIDAVIT AS TO LIENS AND ENCUMBRANCES

On this **29th** day of **July, 2003**, before me personally appeared **William B. Cannon and Debra A. Cannon**, Owner of property and/or General Contractor, to me personally known, who, being duly sworn on (his-their) oath(s), did say that all of the persons, firms and corporations, including the general contractor and specifications, or extra items, used in the constructions or repair of buildings and improvements on the real estate hereinafter, described, have been paid in full and that such work has been fully completed and accepted by the owner.

Affiant further says that no claims have been made to affiant by, nor has any suit now pending on behalf of any contractor, subcontractor, laborer or materialman, and further that no chattel mortgages, conditional bills of sale, retention of title agreements, security agreements financing statements, or