BOX 2

WARRANTY DEED

G#2233-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 5/30/07
(AFFIX SEAL)

STEPHEN W. ARTHUR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Comm. Expires 5/30/07

Davidson County DEEDWARR
Recvd: 08/22/03 08:46 2pgs
Fees:13.00 Taxes:333.00

20030822-0121977

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS
Gregory D. Duvall (NAME)	First Horizon Home Loans (NAME)	MAP 131-01-0-D
5025 Hillsboro Road, #23C (ADDRESS)	4000 Horizon Way (ADDRESS)	PARCEL 203.00co
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Irving, TX 75063 (CITY) (STATE) (ZIP)	[FB #07DA-76402]

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~~, I, Frances Susanne Coles, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gregory D. Duvall, unmarried

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:

LAND in Davidson County, Tennessee, being Unit No. 23-C as shown on the Plat of Georgetown Apartments, a Condominium, as of record in Book 5200, Page 4, Register's Office for Davidson County, Tennessee, together with an undivided .310% interest in the common elements of 5025 Hillsboro Homeowners' Association, as described in Book 5211, Page 325, et seq., to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Frances Susanne Coles, unmarried, by Warranty Deed from Gary W. Johnson and wife, Doris A. Johnson, of record in Book 11759, Page 494, Register's Office for Davidson County, Tennessee.

THIS conveyance is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens,

CONTINUED

unimproved ( )
This is improved (X) property, known as 5025 Hillsboro Road, #23C, 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 15th day of August, 2003

Frances Susanne Coles

Frances Susanne Coles

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frances Susanne Coles, unmarried

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 contained. Witness my hand and official seal at NASHVILLE Tennessee, this 15th day of August, 2003

Commission expires 5/30/07

Notary Public

STEPHEN W. ARTHUR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Comm. Expires 5/30/07

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, a _____, 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 _____, 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 CONTINUATION

assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of 5025 Hillsboro Homeowners' Association Condominiums, of record in Book 5211, Page 325 and as amended in Book 5616, Page 133 and in Book 6079, Page 516, said Register's Office; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.