STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,900.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 31st day of July, 2003.

Notary Public

JENNIFER S. DURHAM NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

My Commission Expires: 7/30/05

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: 08/28/03 14:50 2pgs
Fees:13.00 Taxes:417.73
20030828-0125306

ADDRESS NEW OWNER(S) AS FOLLOWS:
Jennifer Leigh Compton
712 Fox Ridge Drive
Brentwood, Tennessee 37027

SEND TAX BILLS TO:
Chase Manhattan Mortgage
343 Thornall Street
Edison, NJ 08837

MAP-PARCEL NUMBERS:
160-14-0-C-012

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, **Karen A. Karcher, unmarried** hereinafter referred to as Grantors, hereby transfers and conveys to **Jennifer Leigh Compton, 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 Unit No. 712, in Brentwood Trace Condominiums, Section Two, a Horizontal Property Regime, located on Fox Ridge Drive and Stone Brook Drive, Brentwood, Davidson County, Tennessee, as shown on the Plat of Brentwood Tract Condominiums, Section Two, recorded in Book 5200, pages 376 & 377, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5818, page 915, Register's Office for Davidson County, Tennessee, to which plan reference is here made.

Being the same property conveyed to Karen A. Karcher by deed from Joseph J. Biddle and wife, Sharon Biddle of record in Book 6937, page 703, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2003, and subsequent years, a lien not yet due and payable.

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

Master Deed of record in Book 5818, page 915, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 5818, page 925, as amended in Book 5868, page 70, Register's Office for Davidson County, Tennessee.

Subject to lien for special assessment contained in Master Deed.

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 712 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 31st day of July, 2003.

Karen A. Karcher

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 Karen A. Karcher, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of July, 2003.

Notary Public

My Commission Expires: 11.2005

08860-BP