THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 21570-08-2003**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $246,900.00. Karen J Bailey Affiant Subscribed and sworn to before me, this 21st day of August, 2003. Notary Public My Commission Expires: 7-30-05

MICHAEL MORGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

J. Michael Morgan
My Commission Expires
July 30, 2005
STATE OF TENNESSEE

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Karen J. Bailey 5117 Fredericksburg Way East Brentwood, TN 37027	SunTrust Mortgage, Inc. P.O. Box 57028 Irvine, CA 92619-7028	Map No.171.03 Parcel No. 013.00 CO

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, **Russell L. Parker and wife, Carolyn M. Parker**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Karen J. Bailey, 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 5117 Fredericksburg Way East, Brentwood, TN, 37027

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 August 21, 2003.

Russell L. Parker, BY: Carolyn M. Parker, Attorney-in-Fact, pursuant to a power of attorney being placed of record immediately prior hereto

Carolyn M. Parker

Davidson County DEEDWARR
Recvd: 08/28/03 15:16 3pgs
Fees:18.00 Taxes:913.53

20030828-0125332

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

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

Witness my hand, at office, this 21st day of August, 2003.

Notary Public

My Commission Expires:

ELIZABETH NOTARY PUBLIC AT LARGE DAVIDSON CO

My Commission Expires
November 29, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CAROLYN M. PARKER, with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained, and who further acknowledged that SHE is the Attorney-in-Fact for the said RUSSELL L. PARKER and is authorized by the said RUSSELL L. PARKER to execute this instrument on HIS behalf.

Witness my hand, at Office, this 21st day of AUGUST, 2003.

My commission expires:

_____

Notary Public

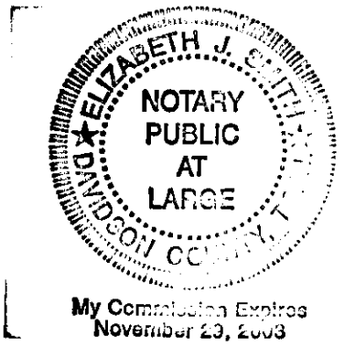


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 125 on the Plan of Section 1B Fredericksburg as of record in Plat Book 7900, page 552, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Russell L. Parker and wife, Carolyn M. Parker by deed dated March 14, 2002 from James W. Plogger, Sr. and wife, Barbara H. Plogger of record in Instrument No. 20020320-0024378, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2003 City/County Taxes, which have been prorated and assumed by the Grantee(s);
2) Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property OR
3) Restrictive covenants contained in an instrument of record in Book 7798, page 843, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
4) Declaration of Covenants, Conditions and Restrictions for Fredericksburg Homeowners Association, Inc. of record in Book 8920, page 65, amended in Book 9500, page 393, Book 9860, page 840, and in Book 10694, page 541, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates tohandicap, but does not discriminate against handicapped persons).
5) By-Laws of Fredericksburg Homeowners Association, Inc., of record in Book 8920, page 45, amended in Book 10694, page 539, Register's Office for Davidson County, Tennessee.
6) Charter of Incorporation of Fredericksburg Homeowners Association of record in Book 8920, page 40, Register's Office for Davidson County, Tennessee.
7) All matters appearing on the Plan of record in Plat Book 7900, pages 509 and 807, Register's Office for Davidson County, Tennessee.
8) All matters appearing on the Plan of record in Plat Book 7900, page 552, Register's Office for Davidson County, Tennessee.