Davidson County DEEDWARR
Recvd: 09/03/03 11:28 2pgs
Fees:13.00 Taxes:995.30

20030903-0127549

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
John C. Hayes III	New Owner	Map 131-05-0-C
409 Clairton Court		Parcel 409CO
Nashville, TN 37215		11642 26b

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Delbert V. Carraher and wife, Christine E. Carraher** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto, **John C. Hayes III** (The "Grantee"), his heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, and being Unit No. 409 on the plan of The Hillsborough Condominiums, as of record on the site plan as of record at Plat Book 6250, page 699, and as described in and more specifically shown on Exhibit "B" to the Master Deed at Book 6822, page 721, both in the Register's Office for said County, and both to which reference is hereby made and the same incorporated herein for a complete description of said Unit, together with the undivided interest in the General and Limited Common Elements and all the rights, privileges, and interests appurtenant thereunto belonging and as set forth in said Master Deed and Exhibits hereto.

Being the same property conveyed to Delbert V. Carraher and wife, Christine E. Carraher, by deeds of record in Instrument Number 200008010075739 and 200201140005507, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Taxes for the year 2003 and subsequent years.
2. Plan of record in Book 6250, page 699, said Register's Office for Davidson County, Tennessee.
3. Master Deed of record in Book 6822, page 721, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 409 Clairton Court, Nashville, Tennessee 37215.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $269,000.00.

Affiant

Subscribed and sworn to before me this 29th day of August, 2003.

Notary Public

My Commission Expires: ROBERT JOHN NOTESTINE NOTARY PUBLIC, DAVIDSON COUNTY, TENNESSEE MY COMMISSION EXPIRES SEP. 21, 2003

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 29th day of August, 2003.

Delbert V. Carraher

Christine E. Carraher

STATE OF TENNESSEE)
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Delbert V. Carraher and wife, Christine E. Carraher, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged they executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 29th day of **August,** 2003.

Notary Public

My Commission Expires: ROBERT JOHN NOTESTINE NOTARY PUBLIC, DAVIDSON COUNTY, TENNESSEE MY COMMISSION EXPIRES SEP. 24, 2005

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY