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. 21560-08-2003**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $66,000.00. Affiant Subscribed and sworn to before me, this 22nd day of August, 2003. Notary Public My Commission Expires:

NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 30, 2005 STATE OF TENNESSEE

WARRANTY DEED

Address New Owner: Bradford D. Borchers Elizabeth S. Borchers 2020 Beech Avenue D-13 Nashville, TN 37204	**Send Tax Bills To:** SunTrust Mortgage, Inc. 201 Fourth Avenue N. 7th Floor Nashville, TN 37219	**Tax Information:** Map No.105-10-0-A Parcel No. 414.00 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, **Kristi A. Henson, a single woman**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bradford D. Borchers and wife, Elizabeth S. Borchers** ("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 2020 Beech Avenue D-13, Nashville, TN, 37204

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 22, 2003.

Kristi A. Henson

Davidson County DEEDWARR
Recvd: 09/04/03 13:55 2pgs
Fees:13.00 Taxes:244.20
20030904-0128694

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Kristi A. Henson**, 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, at office, this 22nd day of August, 2003

Notary Public

My Commission Expires: _____

NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 30, 2005 STATE OF TENNESSEE

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. D-13, together with the appurtenant interest in the common elements of Beechtree Condominiums, a horizontal property regime established by Master Deed, of record in Book 11174, page 284, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit E to the amendment to the Master Deed of record in Book 11680, page 193, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kristi A. Henson by deed dated July 18, 2000 from Cabana, LLC, a Tennessee limited liability company of record in Instrument No. 20000719-0071435, 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;
3) Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.;
4) Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed for Beechtree Condominiums, of record in Book 11174, page 284 amended in Book 11680, page 193, Register's Office for Davidson County, Tennessee;
5) Charter of Incorporation of Beechtree Condominium Owners' Association, Inc., of record in Book 11163, page 16, Register's Office for Davidson County, Tennessee.
6) Easement for right-of-way of record in Book 3183, page 65, Register's Office for Davidson County, Tennessee; and
7) All matters appearing on the Plan of record in Plat Book 332, page 130, Register's Office for Davidson County, Tennessee.