v

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $23,500.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 2nd day of September, 2003.

Notary Public

My Commission Expires: 11-2005

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: 09/05/03 14:57 3pgs
Fees:18.00 Taxes:88.95
20030905-0130261

ADDRESS NEW OWNER(S) AS FOLLOWS:
Teresa Lynn Fenn
441 Harding Place Unit A-12
Nashville, Tennessee 37211

SEND TAX BILLS TO:
NEW OWNER
606 Maple Top Dr.
Antioch, TN 37013

MAP-PARCEL NUMBERS:
147-3-A-12 co

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, **William H. Perkins and Bruce W. Skimmyhorn** hereinafter referred to as Grantors, hereby transfers and conveys to **Teresa Lynn Fenn** 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 A-12 of Harding Place Condominiums created under Title 66, Chapter 27, Sections 101 et seq., as amended, Tennessee Code Annotated as established by a Master Deed of record in Book 6104, page 725, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plan of Harding Place Condominiums of record in Book 5200, page 571, said Register's Office, for a more complete identification and description of said Unit.

Being the same property conveyed to William H. Perkins and Bruce W. Skimmyhorn by Warranty Deed from Timothy L. Wilson, a single man, Roland Spencer, Jr. and wife, Rose Ann Spencer of record in Instrument No. 20030203-0014855, 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 571 and 572, Register's Office for Davidson County, Tennessee.

Master Deed & By-Laws contained in an instrument of record in Book 6104, Page 725, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 6081, page 872, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Subject to lien for Special Assessments contained in the Master Deed.

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 441 Harding Place Unit A-12, Nashville, Tennessee 37211.

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 2nd day of September, 2003.

William H. Perkins

Bruce W. Skimmyhorn

by. William H. Perkins Attorney in Fact

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 William H. Perkins, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged he executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of September, 2003.

Notary Public

My Commission Expires: 11-22-05

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 William H. Perkins, with whom I am personally acquainted and who proved himself to be the attorney in fact of Bruce W. Skimmyhorn and who being authorized to do so acknowledged he executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of September, 2003.

Notary Public

My Commission Expires: 11-22-05