(1)

MAP 160-16-0-C; PARCEL 008.00

This Instrument Was Prepared By:
Patricia Quinn Robertson, Attorney
Yost and Robertson PLC
133 Holiday Court, Suite 208
Franklin, TN 37067
(615) 790-9678

Send Tax Bills To:
Same as New Owner

Davidson County DEEDWARR
Recvd: 09/11/03 17:30 2pgs
Fees:13.00 Taxes:647.50

20030911-0133784

New Owner:

KATHRYN AULD STEGALL
438 Old Towne Drive
Brentwood, TN 37027

Mortgagee:

FIRST HORIZON HOME LOAN CORPORATION
d/b/a FIRST TENNESSEE HOME LOANS

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, NICOLE MOORE (AKA NICOLE MOORE BURNS) Grantor, has bargained and sold and by these presents does transfer and convey unto KATHRYN AULD STEGALL, Grantee, her heirs and assigns, the property located in Davidson County, Tennessee being described as follows:

A certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows, to-wit:

Being Unit No. 8 on the plan of Terraces at Brentwood Chase, of record in Instrument No. 200011030109137, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to L. P. Moore by deed from Pulte Homes Tennessee, Limited Partnership, a Tennessee limited partnership, of record at Instrument No. 20010228-0018708, Register's Office of Davidson County, Tennessee. By QuitClaim Deed of record at Instrument No. 20010813-0086899, said Register's Office, L. P. Moore conveyed his interest in the subject property to Nicole Moore.

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantee, her heirs and assigns forever.

AND GRANTOR DOES COVENANT with the said Grantee that she is lawfully seized and possessed of said property in fee simple, has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except as follows:

1) Subject to matters shown on the plan of The Terraces at Brentwood Chase of record at Instrument No. 20001103-0109137, Register's Office of Davidson County, Tennessee.

2) Declaration of Covenants and Restrictions for Terraces at Brentwood Chase of record at Instrument No. 20001214-0123057, Register's Office of Davidson County, Tennessee; as amended at Instrument No. 20010119-0005975 and Instrument No. 20010328-0029845, said Register's Office.

3) ByLaws of Terraces at Brentwood Chase Townhome Association, Inc. of record at Instrument No. 20001214-0123058, Register's Office of Davidson County, Tennessee.

4) Charter of Terraces at Brentwood Chase Townhome Association, Inc. of record at Instrument No. 20001214-0123056, Register's Office of Davidson County, Tennessee.
5) Easement for drainage purposes granted to the State of Tennessee of record in Book 7902, page 389, Register's Office of Davidson County, Tennessee.

6) Easement for water mains granted to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 8371, page 320, Register's Office of Davidson County, Tennessee.

7) 2003 taxes are a lien but not yet due and payable. Said taxes have been prorated at closing and will be paid by Grantee when due and payable.

AND GRANTOR DOES FURTHER COVENANT and bind herself, her heirs and representatives, to warrant and forever defend the title to said property, to the said Grantee, her heirs and assigns, against the lawful claims and demands of all persons whomsoever.

James Frederick Burns, spouse of Nicole Moore (aka Nicole Moore Burns) hereby joins in the provisions of this instrument for the purpose of transferring and quitclaiming unto the Grantee, her heirs and assigns, any and all right, title and interest he might have in said property, by reason of his marital status, or otherwise.

WITNESS my hand on this the 4th day of September, 2003.

Nicole Moore AKA Nicole Moore Burns
NICOLE MOORE

JAMES FREDERICK BURNS

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public of said State and County, NICOLE MOORE and husband, JAMES FREDERICK BURNS, the within named bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 4th day of September, 2003.

NOTARY PUBLIC

GAIL P. LUTTRELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires: 4-16-2006

STATE OF Tennessee

COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is One Hundred Seventy Five Thousand and no/100 Dollars ($175,000.00) which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed before me this 4th day of September, 2003.

NOTARY PUBLIC

GAIL P. LUTTRELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires: 4-16-2006