THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **First Title & Escrow Co., Inc.** **FTEC File No. 21752-09-2003**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $290,000.00. Debbie Parker Affiant Subscribed and sworn to before me, 30th day of September, 2003. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 25, 2004

WARRANTY DEED

Address New Owner: Donna Scott 105 Jamesborough Court Nashville, TN 37215	**Send Tax Bills To:** First Horizon Home Loan Corp. d/b/a First Tennessee HomeLoans 10741 King William Dallas, TX 75220	**Tax Information:** Map No.131.07 Parcel No. 009.00 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, **Betty M. Berry, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Donna Scott** ("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 105 Jamesborough Court, Nashville, TN, 37215

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 the 30th day of September, 2003.

Betty M. Berry by Debbie Parker Attyin Fact

Betty M. Berry, BY: Debbie Parker, Attorney-In-Fact

Davidson County DEEDWARR
Recvd: 10/03/03 13:37 2pgs
Fees:13.00 Taxes:1073.00
20031003-0146515

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEBBIE 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 BETTY M. BERRY and is authorized by the said BETTY M. BERRY to execute this instrument on HER behalf.

Witness my hand, at Office, this 30th day of SEPTEMBER, 2003.

My commission expires: _____

Notary Public

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 25, 2004

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Phase II and Phase III, Hillsborough Place as of record in Plat Book 5200, page 160, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Fred J. Berry and wife, Betty M. Berry by deed dated September 14, 1998 from Anthony Thompson, unmarried of record in Book 11114, page 527, Register's Office for Davidson County, Tennessee. The said Fred J. Berry having since died.

This conveyance is made subject to:

1) 2003 City/County Taxes, which have been paid by the Grantor and prorated by the parties;
2) Charter of Incorporation of Hillsborough Place Cooperative Corporation of record in Book 5243, page 928, Register's Office for Davidson County, Tennessee;
3) Restrictive covenants contained in an instrument of record in Book 5151, page 50, Book 5240, page 165, amended in Book 5292, page 134, re-recorded in Book 5332, page 212, 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) All matters appearing on the Plan of record in Plat Book 5200, page 160, Register's Office for Davidson County, Tennessee.