PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref(DM) Title No: 45157
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 10/31/03 13:26 2pgs
Fees:13.00 Taxes:481.00

20031031-0160231

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Highmark Construction Group Inc. 506 Bobby Drive Franklin, Tennessee 37069	

TAX MAP-PARCEL NUMBERS: 131-05-C-601

WARRANTY DEED
(Corporate)

FOR AND IN CONSIDERATION of the sum of **$130,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Joyce Development Company LLC**, a corporation, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Highmark Construction Group Inc.** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 601 and 603 of the Hillsborough Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 6250, page 699, as further set out in Exhibit "B" to the Master Deed and By-Laws of record in Book 6822, page 721, said Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Joyce Development Company, LLC by deed from First American National Bank of record in Book 10568, page 290 Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6250, Page 699, said Register's Office as further set out in Exhibit "B" to the Master Deed and By-Laws of record in Book 6822, page 721, said Register's Office for said County, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 6822, page 721, Book 6566, page 4, Book 6465 page 872, Book 6609, page 880, Book 6682, page 778, Book 6616 page 483, Book 6650, page 10, Book 6822, page 747, Book 6609 page 864, Book 6465, page 867, Book 6609, page 867, Book 6609 page 855, Book 6702, page 330, Book 4161, page 814, Book 6229 page 484, Book 4377, page 710, Book 6303, page 601, Book 4403 page 627, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters; Subject to terms and conditions of storm water detention agreement by and between Hillsboro Harding Joint Venture and the Metropolitan Government of Nashville and Davidson County, dated September 25, 1985 of record in Book 6702, page 330, said Register's Office.

This is unimproved property, known as: 601 & 603 Clayborne Court, Nashville, Tennessee 37215

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

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 10 day of October, 2003.

Joyce Development Company LLC

By: Michael L. Joyce

Title: Chief Manager

State of TENNESSEE

County of WILLIAMSON

Before me, the undersigned, personally appeared Michael L. Joyce with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as Chief Manager (or other officer authorized to execute this instrument) of Joyce Development Company LLC, the within named bargainor, a Limited Liability Company, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Williamson Tennessee this the 10 day of October, 2003.

Notary Public

My Commission Expires: 11-27-04

MARILYN WELSH NOTARY PUBLIC AT LARGE DAVIDSON

State of TENNESSEE

County of WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $130,000.00

Affiant

Sworn and subscribed before me this the 10th day of October, 2003.

Notary Public

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007