| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter Morgan & Patterson**<br>**Attorneys-at-Law**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 21847-09-2003**<br>File Box 9-B | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $289,000.00.<br>Affiant<br>Subscribed and sworn to before me this 5th day of November, 2003.<br>Notary Public<br>My Commission Expires: |

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 29, 2003

# WARRANTY DEED

| | | |
|---|---|---|
| **Address New Owner:**<br>Katherine L. Johnston<br>Brian A. Johnston<br>3805 C Abbott Martin Rd.<br>Nashville, TN 37215 | **Send Tax Bills To:**<br>America's Wholesale Lender<br>7105 Corporate Dr.<br>Plano, TX 75024 | **Tax Information:**<br><br>Map No.116.12<br>Parcel No. 003.00 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, **Gregg T. Tarquino*** **and wife, Louise A. Mawn**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Katherine L. Johnston and husband, Brian A. Johnston** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

*Tarquinio

This is improved property located at 3805 C Abbott Martin Rd., Nashville, Tennessee 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 5th day of November, 2003.

Gregg T. Tarquinio (by dam) (GTT by dam)
Gregg T. Tarquino
By Louise A. Mawn, Attorney-in-Fact

Louise A. Mawn
Attorney-In-Fact

Davidson County DEEDWARR
Recvd: 11/13/03 16:04 3pgs
Fees:18.00 Taxes:1069.30
20031113-0166333

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Louise A. Mawn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that He/She/They executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of November, 2003.

Notary Public

My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 29, 2003

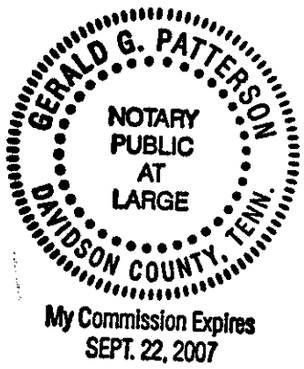
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Louise A. Mawn, 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 Gregg T. Tarquinio and is authorized by the said Gregg T. Tarquinio to execute this instrument on his behalf.

Witness my hand, at Office, this 5th day of November, 2003.

Notary Public

My Commission Expires:



# EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 3805-C, together with the appurtenant interest in the common elements of Abbott Glen Condominium, a horizontal property regime established by Master Deed, of record in Book 8133, page 503, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit A-2 to the aforementioned Master Deed.

Being the same property conveyed to Gregg T. Tarquinio and wife, Louise A. Mawn by deed dated November 9, 1998 from Randy J. Raines and wife, Sherri W. Raines of record in Book 11241, page 560, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) City/County Taxes, which have been paid by the Grantor and prorated by the parties;
2) Restrictions of record in Book 8133, page 539;
3) Charter of record in Book 8130, page 125
4) Indemnity Agreement of record in Book 8148, page 375; Register's Office for Davidson County, Tennessee.