THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 21851-09-2003** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $146,000.00. Affiant Subscribed and sworn to before me, 12th day of November, 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: Edward A White 3000 Hillsboro Road #62 Nashville, TN 37215	**Send Tax Bills To:** Union Planters Bank, N.A. 215 Forrest Street Hattiesburg, MS 39403	**Tax Information:** Map No.117.03 Parcel No. 062.00 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, **Laura Calhoun Scruggs, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Edward A White, unmarried** ("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 3000 Hillsboro Road #62, 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 12th day of November, 2003.

Laura Calhoun Scruggs

Davidson County DEEDWARR
Recvd: 11/18/03 11:57 2pgs
Fees:13.00 Taxes:540.20

20031118-0168175

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Laura Calhoun Scruggs**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of November, 2003.

Notary Public

My Commission Expires:
9-25-2004

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

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 62 on the Plan of Versailles Apartment Condominiums, (or Townhomes), created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5168, page 944, as amended in Book 7770, page 955, and Book 8434, page 719, 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 said Master Deed. Reference is hereby made to the plan of Versailles Apartment Condominiums, (or Townhomes), as of record in Book 5050, page 80, and corrected in Book 5171, page 153, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Laura Calhoun Scruggs, unmarried by deed dated March 15, 2001 from Benjamin T. Jordan, III and wife, Chris Jordan of record in Instrument No. 20010319-0026188, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) City/County Taxes that have been paid by the Grantor and prorated
2) Restrictions of record in Book 5168, page 944, Book 5589, page 367, Book 5659, page 641, Book 5667, page 375, Book 7770, page 955, Book 8434, page 719;
3) Easements of record in Book 4158, page 34, Book 3531, page 592, Book 5050, page 80, Book 3965, page 909, Book 5171, page 153, Book 4240, page 209, Book 5221, page 681
4) Charter of record in Book 5179, page 858;