RETURN TO: SATURN & MAZER TITLE SERVICES, INC.
212 THIRD AVENUE NORTH
NASHVILLE, TN 37201
FILE BOX " 7 "
SP42614

Davidson County DEEDWARR
Recvd: 12/09/03 14:43 2pgs
Fees:13.00 Taxes:765.90

20031209-0176555

This Instrument Was Prepared By:

Kirk C. Waite, Attorney
700 Craighead Street
Suite 107
Nashville, Tennessee 37204

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $207,000.00

Affiant

Subscribed and sworn to before me,
This 25th day of November, 2003.

Notary Public

My Commission Expires: 7/29/2006

Address New Owner	Send Tax Bills to:	Map-Parcel
Clarence N. Matthews 352 Ardsley Place Nashville, TN 37215	First Horizon Home Loan 4000 Horizon Way Irving, TX 75063	131-5-C-352. CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Carlene Jones Bowers n/k/a Carlene J. Rees, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Clarence N. Matthews, _____, hereinafter called the Grantee, his heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee a part of the Hillsborough Condominium tract as shown on a plat of record in Book 3520, Page 699, Register's Office for Davidson County, Tennessee, said part hereby conveyed being:

Unit No. 352 on the said section plat, as shown in and described by the Master Deed establishing a horizontal property regime with respect to the Hillsborough Condominiums, including the plan and the administrative by-laws thereunto attached and exhibited of record in Book 6822, Page 721, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Carlene Jones Bowers, an unmarriedperson by Special Warranty Deed from Citicorp Mortgage, Inc., of record in Book 8413, Page 810, Register's Office for Davidson County, Tennessee. Said Carlene Jones Bowers having since married and is now known as Carlene J. Rees. Arthur Rees joins in this conveyance to convey any and all martial rights he may have to said property.

This conveyance in made subject to:

1. County taxes for 2004 and subsequent years
2. Any and all restrictions and easements of record.
3. All matters set forth in plat of record in Plat Book 6250, Page 699, Register's Office for Davidson County, Tennessee.

This is improved property known as: 352 Ardsley Place Nashville, TN 37215

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 25th day of November, 2003

Carlene J. Rees

Arthur Rees

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Philip Davis Alexander, a Notary Public in and for the said County and State, personally appeared Carlene J. Rees and Arthur Rees, the within named bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at Nashville, Tennessee this 25th day of November, 2003.

Notary Public

MY COMMISSION EXPIRES: March 6, 2006

PHILIP DAVIS ALEXANDER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN My Comm. Exp. March 6, 2006