THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** RETURN TO: PREMIER ESCROW, LLC 4301 HILLSBORO ROAD, STE 300 NASHVILLE, TN 37215	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $111,500.00. Affiant Subscribed and sworn to before me this 30th day of December, 2003. Notary Public My Commission Expires: NOTARY PUBLIC AT LARGE April N. Provo My Commission Expires Sept. 24, 2005 STATE OF TENNESSEE

BOX 10-A

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Alison Motsinger 107 Sylvan Glen Court Nashville, TN 37209	SunTrust Mortgage, Inc. P.O. Box 26149 Richmond, VA 23260-6149	Map No.091.16 Parcel No. 107.00 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, **Christopher L. Lilley, Unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alison Motsinger** ("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 107 Sylvan Glen Court, Nashville, TN, 37209

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 December, 2003.

Christopher L. Lilley

Davidson County DEEDWARR
Recvd: 12/31/03 09:00 2pgs
Fees:13.00 Taxes:412.55
20031231-0184262

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

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

Witness my hand, at office, this 30th day of December, 2003.

Notary Public

My Commission Expires:

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

My Commission Expires
SEPT. 22, 2007

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No.. 107, together with the appurtenant interest in the common elements of Sylvan Glen Condominiums, a horizontal property regime established by Master Deed, of record in Book 7249, page 494 as amended in Book 7346, page 974, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C and D" to the aforementioned Master Deed.

Being the same property conveyed to Christopher L. Lilley, Unmarried by deed dated, May 19, 1997 from Greg Seat, et. ux., Norma Seat of record in Book 10465, page 559, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2003 City/County Taxes, which have been paid by the Grantor and prorated by the parties;
2) Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.