THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter Morgan & Patterson **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215**	The actual consideration or value, whichever is greater, for this transfer is: $152,000.00. Affiant Subscribed and sworn to before me this 5th day of December, 2003. Notary Public My Commission Expires: NOTARY PUBLIC AT LARGE Christina M. Read Mission Expires 25, 2006 DAVIDSON COUNTY, TENNESSEE

Record & Return To:
First Title & Escrow Co., Inc.
FTEC File No. 22082-11-2003
9B Davidson County DEEDWARR
Recvd: 12/31/03 09:23 2pgs
Fees:13.00 Taxes:562.40

20031231-0184311

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
June Z. Wilkinson 102 Hillsboro Place Nashville, TN 37215	New Owner	Map No.117.03 Parcel No. 102.00 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, **Mary K. Pruitt and Penny Paulette Flippo and husband Ronnie A. Flippo, as joint tenants with right of survivorship**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **June Z. Wilkinson** ("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 **102 Hillsboro Place, Nashville, TN, 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 December, 2003.

Mary K. Pruitt
Mary K. Pruitt

Penny Paulette Flippo
Penny Paulette Flippo

Ronnie A. Flippo by Penny Paulette Flippo, attorney in fac
Ronnie A. Flippo by Penny Paulette Flippo
His Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Mary K. Pruitt and Penny Paulette Flippo** , 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 office, this 5th day of December, 2003.

Notary Public

My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE
My Commission Expires NOV. 29, 2003

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Before me, the undersigned, of the State and County aforesaid, personally appeared **PENNY PAULETTE FLIPPO**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of **RONNIE A. FLIPPO**, as his Attorney-In-Fact, as the free act and deed of the within named Principal.

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

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE
My Commission Expires NOV. 29, 2003

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 102 on the Plan of Hillsboro Place Condominiums, of record in Plat Book 5200, page 725, amended in Book 5200, Page 757 and 758, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Hillsboro Place Condominiums, a horizontal property regime established by Master Deed of record in Book 6244, page 394 as amended in Book 6285, Page 209, said Register's Office.

Being the same property conveyed to Mary K. Pruitt by deed from Mary K. Pruitt, Joe F. Carr and Mattie Mai Carr, of record in Book 7141, Page 631, Register's Office for Davidson County, Tennessee. Being further conveyed to Mary K. Pruitt, Penny Paulette Flippo, Ronnie A. Flippo, as Joint Tenants with Right of Survivorship by Quitclaim Deed from Mary K. Pruitt of record in Instrument No. 20020816-0099166, 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;
3) Charter of Incorporation of Hillsboro Place Homeowners Association, Inc., of record in Book 6265, Page 260, Register's Office for Davidson County, Tennessee.
4) Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Hillsboro Place, of record in Book 6244, Page 394, and amended in Book 6285, Page 209, Register's Office for Davidson County, Tennessee.
5) Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
6) Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3531, Page 592; Book 3965, Page 909 and Book 4158, Page 34, Register's Office for Davidson County, Tennessee.
7) All matters appearing on the Plan of of record in Book 5200, Page 725 and amended in Book 5200, Page 757 and 758, Register's Office for Davidson County, Tennessee.
8) Easement for Road Access and Parking of record in Book 4240, Page 209, and Book 5221, Page 681, Register's Office for Davidson County, Tennessee.
9) Easement for Anchor Easement of record in Book 5870, Page 33, Register's Office for Davidson County, Tennessee.
10) Easement for Public Utilities of record in Book 4653, Page 915 and Book 4633, Page 468, Register's Office for Davidson County, Tennessee.
11) Storm water detention agreement of record in Book 6128, Page 852, Register's Office for Davidson County, Tennessee.