(1)

Prepared by:
Realty Title & Escrow Company, Inc.
206A Cool Springs Blvd., Suite 107
Franklin, TN
Brentwood, TN 37024-1369

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $97,500.00

Affiant

Subscribed and sworn to before me, this 31st day of December, 2003.

Notary Public
My commission expires: June 8, 2007

DEBBIE RUBENSTEIN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Address of New Owner:	Send Tax Bills to:	Tax Information
Lindsay Dugger 4425 Westlawn Drive, # B-201 Nashville TN 37209	owner	103-08-0-A -29.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kevin D. Hanscomb, unmarried,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Lindsay Dugger**, hereinafter called the Grantee, her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Unit B-201, on the Plan of Westlawn Green Condominiums of record in Book 5200, Pages 20-24, Register's Office for said County, to which plat reference is hereby made for a more complete description. Grantors source of title: Inst. number 20010329-0030125

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4425 Westlawn Drive, # B-201, Nashville, TN 37209

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 01/06/04 13:10 2pgs
Fees:13.00 Taxes:360.75

20040106-0002014

WITNESS my hand this 31st day of December, 2003.

Kevin D. Hanscomb

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Kevin D. Hanscomb**, with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained

Witness my hand in Franklin, TN, this 31st day of December, 2003.

Notary Public

CONNIE S. HERZOG
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE

My Commission expires: 1/14/05