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. 22212-01-2004** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $121,900.00. Affiant Subscribed and sworn to before me this 14th day of January, 2004. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Catherine S. Hayes 724 William Howard Place Nashville, TN 37209	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map No.090.12 Parcel No. 007.00 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, **Frances L. Foriest, unmarried**,("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Catherine S. Hayes, 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 724 William Howard Place, Nashville, Tennessee, 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 14th day of January, 2004.

Frances L. Foriest

Frances L. Foriest

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Frances L. Foriest**, 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 14th day of January, 2004.

Notary Public

My Commission Expires:

Davidson County DEEDWARR
Recvd: 01/21/04 12:05 2pgs
Fees:13.00 Taxes:451.03

20040121-0008030

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Hodges Estates as of record in Plat Book 11700, page 33, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Frances L. Foriest, unmarried, by deed dated December 21, 1999 from Hodges & Son, Inc., a Tennessee corporation, of record in Instrument No. 199912230306580, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2004 Taxes, which have been prorated and assumed by the Grantee;
2) Restrictions of record in Book 11701, page 212;
3) By-Laws of record in Book 11701, page 221;
4) Dedication of common area appearing as Instrument No. 20010322-0027723;
5) Charter appearing as Instrument No. 20010202-0010627;
6) All matters appearing on the Plan of record in Book 11700, page 33, Register's Office for Davidson County, Tennessee.