Davidson County DEEDWARR
Recvd: 01/21/04 15:05 2pgs
Fees:13.00 Taxes:74.00
20040121-0008242

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 16th day of January, 2004.

Notary Public

My Commission Expires: 1/2/07

WILLIAMSON COUNTY, TN
K. THOMAS SIDWELL
Notary Public
Large

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Teresa L. Fenn
441 Harding Place A-11
Nashville, Tennessee 37211

SEND TAX BILLS TO:
Union Planters Bank, NA
P.O. Box 2282
Memphis, TN. 38101-2282

MAP-PARCEL NUMBERS:
147-03-0-A-011.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kim W. Etheridge, her heirs and assigns** hereinafter referred to as Grantors, hereby transfers and conveys to **Teresa L. Fenn, unmarried,** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Unit A-11, of Harding Place Condominiums created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, as established by a Master Deed of record in Book 6104, page 725, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Harding Place Condominium of record in Book 5200, page 571, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Benton P. White by Warranty Deed from Harding Manor Associates, a Joint Venture, of record in Book 6105, page 241, Register's Office for Davidson County, Tennessee.

Said property was further conveyed to Kim W. Etheridge (formerly Kim W. White), her heirs and assigns, by Quitclaim Deed from Benton P. White of record in Book 7904, page 346, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2004, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 5200, Page 571, Register's Office for Davidson County, Tennessee.

By-Laws contained in an instrument of record in Book 6081, Page 872, Register's Office for Davidson County, Tennessee.

Master Deed and By-Laws contained in an instrument of record in Book 6104, Page 725, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County taxes for the year 2003 have been paid.

This is improved property known as 441 Harding Place A-11, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am 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; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, their 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.

Witness my hand this 16th day of January, 2004.

Kim W. Etheridge

Kim W. Etheridge

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kim W. Etheridge, her heirs and assigns, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of January, 2004.

Notary Public

My Commission Expires: 11/2/07

K THOMAS SIDWELL Notary Public WILLIAMSON COUNTY, TN

09804-BP