This Instrument Prepared By:
FLYNN & RADFORD, ATTYS., P.C.
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6040014

Davidson County DEEDWARR
Recvd: 02/06/04 11:10 3pgs
Fees:18.00 Taxes:464.35
20040206-0014694

Send Tax Bills To:
Martha J. Hickman
904 Glenmary Ct.
Bellevue, TN 37205

New Owner is:
Martha J. Hickman
904 Glenmary Ct.
Bellevue, TN 37205

MAP: 129-11-O-A
PARCEL: 904.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Jacquelyn W. Kerr**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Martha J. Hickman**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

See Attached Legal Exhibit "A"

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 20th day of January, 2004.

GRANTOR:

Jacquelyn W. Kerr by Mary Frances Kerr Griffith as attorney-in-fact

Jacquelyn W. Kerr by Mary Frances Kerr

Griffith as attorney-in-fact

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Mary Frances Kerr Griffith**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument on behalf **Jacquelyn W. Kerr** by Specific Power of Attorney Recorded in Book _____, Page, _____ for the purposes therein contained.

Witness my hand and seal on this the 20th day of January, 2004.

Heather M. Moore
Notary Public

HEATHER M. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 8/22/07

My Commission Expires SEPT. 22, 2007

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $125,500.00.

Melissa L. Collins
Affiant

SWORN TO and subscribed before me this 20th day of January, 2004.

Heather M. Moore
NOTARY PUBLIC

HEATHER M. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires: 8/22/07

My Commission Expires SEPT. 22, 2007

Exhibit A

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Unit No. 95-R created under Title 66, Chapter 27, Section 101, at seq., as amended, Tennessee Code Annotated, and as established by the Master Deed for The Cloister at St. Henry, Phase ID, of record in Book 6933, Page 927, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common element's appurtenant to said unit, as set forth in said Master Deed. Reference is hereby made to the Plat for The Cloister at St. Henry, Phase ID, attached as Exhibit "B" to said Master Deed for proper Identification.

Being part of the property leased to St. Henry's Property Development, Inc. by Ground Lease of record in Book 6922, Page 282, Register's Office for Davidson County, Tennessee. See also Book 7278, Page 234

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.