PREPARED BY (AND RETURN TO):

BOX 2

WILKINS & IVEY
Attorneys At Law

Parklane Building, Suite 109
5200 Maryland Way
Brentwood, Tennessee 37027
Ph. (615) 507-2004 - Fax. 507-2002
E-mail: *main@wilkinsandivey.com*

Davidson County DEEDWARR
Recvd: 02/12/04 16:02 2pgs
Fees:13.00 Taxes:529.10
20040212-0017113

W & I Ref: Title No: 45324

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Issac M. Dowless Joanne M. Dowless 254 Hillsboro Place Nashville, Tennessee 37215	Charles Schwab Bank 3000 Leadenhall Rd Mount Laurel, NJ 08054

TAX MAP-PARCEL NUMBERS: 117-03-D-254

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$143,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Victoria R. Moorehead, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Issac M. Dowless and spouse, Joanne M. Dowless** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, Being Unit No.254 of Hillsboro Station Condominiums horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 6250 page 751-753 Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Victoria R. Moorehead by deed from Vincent Edward Wehby, Jr., and wife, Carla S. Wehby of record in Book 11206, page 702, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6250, Page 751-753, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description; Easement to the Metropolitan Government for the right to enter and erect and maintain electric power overhead conductors as granted by instrument of record in Book 6595, page 58, said Register's Office; Subject to a storm water detention agreement of record in Book 6629, page 452, said Register's Office; The provisions of the condominium Master Deed of record in Book 6740, page 37, Book 8140, page 689, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 254 Hillsboro Place, Nashville, Tennessee 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 6th day of February, 2004 .

Victoria R. Moorehead

Victoria R. Moorehead

State of TENNESSEE

County of DAVIDSON

On this 6th day of February, 2004 , before me the undersigned authority, personally appeared **Victoria R. Moorehead**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $143,000.00

Affiant

Sworn and subscribed before me this 6th day of February, 2004

Notary Public

My Commission Expires: _____

RITA ANN MANCINI NOTARY WILLIAMSON CO.

My Commission Expires April 6, 2004