WARRANTY DEED

SABRINA A. TIGNOR
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

My Commission Expires JUNE 5, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF February, 2004

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title Company, Inc., 925 Industrial Drive, Old Hickory, TN 37138

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Erinn Markham (NAME)	Fieldstone Mortgage Company (NAME)	142-9-F-540 CO
540 General George Patton Road (ADDRESS)	1701 Legacy Drive (ADDRESS)	
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	Frisco, TX 75034 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Terence B. Thornton and wife, Ann M. Thornton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Erinn Markham, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Schedule "A" - Legal Description

Property located at: 540 General George Patton Road, DAVIDSON COUNTY, Nashville, TN 37221 AND:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 540, together with the carport designated 540-C in River Plantation, Section VIII, Phase II, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, General George Patton Road and Old Harding Pike, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section VIII, Phase II, Condominium Apartments, as of record in Book 6900, pages 514, 515, 516 and 517, as amended in Book 6900, pages 654, et seq., Regsiter's Office for Davidson County, Tennessee, and desribed in Master Deed recorded in Book 7417, pages 396, et seq., Regsiter's Office for Davidson County, Tennessee to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section VIII, Phase II, Condominium Apartments, containined in the Master Deed and By-Laws appended thereto, recorded in Book 7417, pages 396-438, Register's Office for Davidson county, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein. This conveyance is also subject to the Covenants, Conditions and Restrictions for the River Plantation, Sections 8-11 Umbrella Association, Inc., of record in Book 7389, page 924, Register's Office for Davidson County, Tennessee.

CONTINUED

unimproved ( )
This is improved (X) property, known as 540 General George Patton Road, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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 our hand s this 13th day of February 2004

Terence B. Thornton

Ann M. Thornton

Davidson County DEEDWARR
Recvd: 02/18/04 15:16 2pgs
Fees:13.00 Taxes:610.50

20040218-0018906

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Terence B. Thornton and wife, Ann M. Thornton

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Old Hickory, Tennessee, this 13th day of February 2004.

Commission expires _____

Notary Public

SABRINA A. TAYNOR
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.
My Commission Expires JUNE 5, 2007

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

Legal Description Continued

Being the sam eproperty ocnveyed to Terence B. Thornton and wife, Ann M. Thornton by deed from Sandra T. Goldstein and husband, Sidney Goldstein, dated August 21, 1995, filed for record on August 28, 1995 in Book 9774, page 818, Register's Office for Davidson County, Tennessee.