THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** ****** Equity Search, Inc. 2200 21st Ave. South, Ste. 409 Nashville, TN 37212 **** Record & Return To:** First Title & Escrow Co., Inc./ FTEC File No. 22184-12-2003/ File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $147,000.00. Affiant Subscribed and sworn to before me this 8th day of March, 2004. Notary Public My Commission Expires ROBERT L. MAGER, III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires March 31, 2007

WARRANTY DEED

Address New Owner: Vikki Bruton 227 Hillsboro Place Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.117.03 Parcel No. 227.00 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, **Sandra Lorene Adams**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Vikki Bruton**, 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 227 Hillsboro Place, Nashville, TN, 37215

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 8th day of March, 2004.

Sandra Lorene Adams

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Sandra Lorene Adams**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of March, 2004.

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN, IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires SEPT. 30, 2006

Davidson County DEEDWARR
Recvd: 03/10/04 10:12 3pgs
Fees:18.00 Taxes:543.90

20040310-0027410

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 227 on the Plan of Hillsboro Station Condominiums, of record in Plat Book 6250, pages 751-753, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Hillsboro Station, a horizontal property regime established by Master Deed of record in Book 6740, page 37, said Register's Office.

Being the same property conveyed to Sandra Lorene Adams by deed dated 11/30/99 from Katherine W. Malone Stout of record in Book 11768, page 547, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2004 City/County Taxes, which have been prorated and assumed by the Grantee(s).
2) Charter of Incorporation of Hillsboro Station Homeowners Association of record in Book 6747, page 6, Register's Office for Davidson County, Tennessee.
3) Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Hillsboro Station, of record in Book 6740, page 37, amended in Book 8140, page 689, Register's Office for Davidson County, Tennessee.
4) Easement for electric power conductor of record in Book 6595, page 58, Register's Office for Davidson County, Tennessee.
5) Easement for sewer purposes of record in Book 3531, pages 572, 576 and 592, Register's Office for Davidson County, Tennessee.
6) Easement for electric power lines and/or sanitary sew of record in Book 4633, page 468, Register's Office for Davidson County, Tennessee.
7) Easement of record in Book 1877, page 581, Register's Office for Davidson County, Tennessee.
8) Storm water detention agreement of record in Book 6629, page 452, Register's Office for Davidson County, Tennessee.
9) Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3965, page 909 and Book 4158, page 34, Register's Office for Davidson County, Tennessee.
10) All matters appearing on the Plan of of record in Book 6250, page 751-753, Register's Office for Davidson County, Tennessee.

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