THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 22349-02-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $195,000.00. Affiant Subscribed and sworn to before me 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

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Larry Raybon Mary Raybon 113 Bear Track Nashville, TN 37221	NEW OWNERS	Map No.142.08 Parcel No. 022.00 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, **Miles Hession**, II, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Larry Raybon and wife, Mary Raybon** ("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 113 Bear Track, Nashville, TN, 37221

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.

Miles Hession, II

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Miles Hession, II** 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: 03/11/04 14:48 2pgs
Fees:13.00 Taxes:721.50

20040311-0028301

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 22 on the Plan of Phase I Coronada Town Home Condominiums, of record in Plat Book 4860, page 26, 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 Coronada, a Condominium, a horizontal property regime established by Master Deed of record in Book 4901, page 679, amended in Book 5202, page 329, Book 5306, page 241, Book 5522, page 675, and Book 5869, page 269, said Register's Office.

Being the same property conveyed to Miles Hession, II, unmarried by deed dated 3/26/99 from Teresa A. Franco, unmarried of record in Book 11405, page 915, 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 Coronada Condominium Association, Inc. of record in Book 6132, page 118, amended in Book 7694, page 734, 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 Coronada, of record in Book 4901, page 679, amended in Book 5306, page 241, Book 5522, page 675, and in Book 5869, page 269, Register's Office for Davidson County, Tennessee.
4) Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5) Easement for sanitary sewers to Harpeth Valley Utility District for Davidson County, Tennessee, of record in Book 4816, page 965, and Book 4788, page 761,, Register's Office for Davidson County, Tennessee.
6) PCS site Agreement of record in Book 10237, page 775, Register's Office for Davidson County, Tennessee.
7) All matters appearing on the Plan of record in Plat Book 4860, page 26, Register's Office for Davidson County, Tennessee.