This Instrument Prepared By:
FLYNN & RADFORD, ATTYS., P.C.
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6040072

Davidson County DEEDWARR
Recvd: 03/16/04 15:15 2pgs
Fees:13.00 Taxes:1073.00
20040316-0029868

Send Tax Bills To: Shelley Mulitz
~~Laura B. Mulitz~~ 2500 Mullinix Mill
~~405 Clairton Court~~
~~Nashville, TN 37215~~ Mt. Airy, MA 21771

New Owner is:
Laura B. Mulitz
405 Clairton Court
Nashville, TN 37215

MAP: 131-05-O-C
PARCEL: 405.00 CO

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, **Edward C. McDonald and wife, Laudi K. McDonald**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Laura B. Mulitz** , 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 405 on the plan of The Hillsborough Condominiums, established by Exhibit "B" to the Master Deed, of record in Book 6822, Page 721, Register's Office for said County, which exhibit to the Master Deed is incorporated herein and made a part hereof by reference.

Being the same property conveyed to Edward C. McDonald by QuitClaim Deed from Carole A. McDonald dated 04/22/97, recorded 05/21/97, in Book 10462, page 358, Register's Office for Davidson County, Tennessee.

SUBJECT to Master Deed and By-Laws, which contain restrictive covenants and other matters of record in Book 6822, Page 721 in the Register's Office for said County. Subject to the plan of Hillsborough of record in Book 6250, Page 699 and deed restrictions regarding said property of record in Book 6566, Page 4.

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.

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 15th day of March, 2004.

GRANTOR:

Edward C. McDonald

Laudi K. McDonald

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Edward C. McDonald and wife, Laudi K. McDonald**, 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 for the purposes therein contained.

Witness my hand and seal on this the 15th day of March, 2004.

MELISSA L. COLLINS NOTARY PUBLIC AT LARGE KNOXVILLE COUNTY, TENN. My Commission Expires Mar. 24, 2004

Notary Public

My Commission Expires: 3/24/04

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $290,000.00.

Affiant

SWORN TO and subscribed before me this 15th day of March, 2004.

MELISSA L. COLLINS NOTARY PUBLIC AT LARGE KNOXVILLE COUNTY, TENN. My Commission Expires Mar. 24, 2004

NOTARY PUBLIC

My commission expires: 3/24/04