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. 22543-03-2004**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $186,000.00. Affiant Subscribed and sworn to before me this 25th day of March, 2004. Notary Public My Commission Expires: My Commission Expires SEPT. 30, 2006

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

WARRANTY DEED

Address New Owner: Tamara L. Saviano 1603 Horton Avenue Nashville, TN 37212	**Send Tax Bills To:** Same	**Tax Information:** Map No.104.08 Parcel No. 002.00 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, **Kaye R. Kerr, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tamara L. Saviano, 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 1603 Horton Avenue, Nashville, TN 37212

NORMAN KERR, the spouse of KAYE R. KERR, joins in this conveyance solely to convey any marital interest he may have in subject property by virtue of his marriage to the said KAYE R. KERR.

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 25th day of March, 2004.

Kaye R. Kerr, BY Norman Kerr, Attorney-in-Fact Norman Kerr

468-44-9175

STATE OF TENNESSEE, COUNTY OF DAVIDSON ss.:

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

Witness my hand, at office, this 25th day of March, 2004.

My Commission Expires: Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Norman Kerr** with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained, and who further acknowledged that HE is the Attorney-in-Fact for the said **Kaye R. Kerr** and is authorized by the said **Kaye R. Kerr** to execute this instrument on HER behalf.

Witness my hand, at Office, this 25th day of March, 2004.

My commission expires: Notary Public

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

My Commission Expires SEPT. 30, 2006

Davidson County DEEDWARR
Recvd: 03/29/04 15:29 2pgs
Fees:13.00 Taxes:688.20

20040329-0035138

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 2 on the Plan of Peabody Square Condominium of record in Plat Book 6250, page 177, 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 Peabody Square Condominium Association, a horizontal property regime established by Master Deed and By-Laws of record in Book 6404, page 545 as amended in Book 6527, page 254, Book 6648, page 635 and Book 6653, page 897, said Register's Office.

Being the same property conveyed to Kaye R. Kerr, a married woman by deed dated September 25, 2003 from James H. Allison, Jr. of record as Instrument No. 20021004-0121255, 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 Peabody Square Homeowners Association of record in Book 6537, page 454, 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 Peabody Square Condominium Association, of record in Book 6404, page 545 as amended in Book 6527, page 254, Book 6648, page 635 and Book 6653, page 897, Register's Office for Davidson County, Tennessee.;
4) All matters appearing on the Plan of record in Plat Book 6250, page 177, Register's Office for Davidson County, Tennessee.