40-A

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Molly Thibodeau
5025 Hillsboro Pike, Unit 14J
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 03/29/04 15:53 2pgs
Fees:13.00 Taxes:340.40
20040329-0035181

SEND TAX BILL TO:
Owner

MORTGAGEE:

MAP 131-1
GROUP D
PARCEL 93.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Harkness McDonald Harris Brown, married** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Molly Thibodeau, unmarried, a ½ undivided interest and David M. Thibodeau and wife, Jean A. Thibodeau, a ½ undivided interest, as joint tenants with right of survivorship** as 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:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 93, also known as Unit 14-J, of Georgetown Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of Georgetown of record in Plat Book 5200, page 4, Register's Office for Davidson County, Tennessee, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Harkness McDonald Harris by deed from Joe B. Palmer, III of record in Book 11576, Page 75, Register's Office for Davidson County, Tennessee. Harkness McDonald Harris is now married and is known as Harkness McDonald Harris Brown.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2004 and subsequent years.

This is improved property known as 5025 Hillsboro Pike, Unit 14J, Nashville, Tennessee 37215.

Scott Brown, husband of Harkness McDonald Harris Brown, hereby joins in this transfer for the purposes of conveying all of his right, title, and interest in the subject property, marital or otherwise.

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, GRANTOR does covenant with the said GRANTEES that they 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, GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 hands this the 26th day of March, 2004.

Harkness McDonald Harris Brown

Scott Brown

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Harkness McDonald Harris Brown and Scott Brown** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 26th day of March, 2004.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9/25/04

STATE OF TENNESSEE)
COUNTY OF ~~WILLIAMSON~~ Davidson)

The actual value or consideration, whichever is greater, for this transfer is $92,000.00.

AFFIANT

Subscribed and sworn to before me on this 26th day of March, 2004.

NOTARY PUBLIC

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires July 21 2007