PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 05/05/04 14:34 2pgs
Fees:13.00 Taxes:910.20
20040505-0051488

W & I Ref:(km) Title No: 45502
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Allyson L. Dake John DeWitt Kingston 4040 Woodlawn Drive Nashville, Tennessee 37205	Community First Bank & Trust 501 S. James Campbell Blvd. Columbia, Tennessee 38401

TAX MAP-PARCEL NUMBERS: 103-16-H-019

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$246,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Barnie A. Higgs and spouse, Mary E. Higgs**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Allyson L. Dake and John DeWitt Kingston** as joint tenants with right of survivorship,hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 35 of Stanford Place, a horizontal Property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Master Deed of record in Book 10018, Page 140 amended in Book 10058, Page 623 Register's Office for said County, 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 Barnie A. Higgs and spouse, Mary E. Higgs by deed from Wellington Ii Limited Partnership, a Tennessee limited partnership of record in Book 10398, Page 309, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record shown as Exhibit "B" to the Master Deed in Book 10018, Page 140, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 10018, page 140, amended in Book 10058, page 623, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 4040 Woodlawn Drive, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 3rd day of May, 2004.

Barnie A. Higgs

Mary E. Higgs

State of TENNESSEE

County of DAVIDSON

On this 3rd day of May, 2004 , before me the undersigned authority, personally appeared Barnie A. Higgs and Mary E. Higgs , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

State of TENNESSEE My Commission Expires JULY 21, 2007

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $246,000.00

Affiant

Sworn and subscribed before me this the 3rd day of May, 2004

My Commission Expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary Public