Davidson County DEEDWARR
Recvd: 05/10/04 08:56 3pgs
Fees:18.00 Taxes:295.63

20040510-0052765

This Instrument Prepared By:
Douglas S. Hale, Attorney
HALE AND HALE, PLC
231 Public Square, Suite 312
Franklin, Tennessee 37064

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL
Kimbrough L. Dunlap, III and wife, Paula R. Dunlap 3901 Whitland Avenue, #15 Nashville, Tennessee 37205	First Horizon Home Corporation 2525 West End Ave. Suite 400 Nashville, TN 37203	Map and Parcel 103-1 6 - 0 - E 015.00

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $79,900.00.

AFFIANT

Sworn to and subscribed before me this 28 day of April, 2004.

NOTARY PUBLIC

My Commission Expires: 05/02/05

BRENDA FRANKS HALE
COMMISSION EXP.
Notary Public At Large
05-02-2005
WILLIAMSON COUNTY, TN

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named **GRANTEES**, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **ELLEN C. REYNOLDS, unmarried and CLARENCE E. REYNOLDS, III, unmarried**, hereinafter called the **"GRANTORS"**, have bargained and sold and by these presents do transfer and convey unto **KIMBROUGH L. DUNLAP, III and wife, PAULA R. DUNLAP**, hereinafter called the **"GRANTEES"**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Unit No. 15 as shown on the Plat of Whitland Place Condominium of record in Plat Book 5200, page 597, Register's Office for Davidson County, Tennessee, together with an undivided 2.85% interest in the common elements of The Whitland Place Homeowner's Association as described in Book 6131, page 722, et seq., said Register's Office.

BEING the same property conveyed to Ellen C. Reynolds, unmarried, and Clarence E. Reynolds, III, by Warranty Deed from FMS, Inc., a Tennessee corporation, of record in Book 9815, page 118, Register's Office for Davidson County, Tennessee.

THIS IS THE SAME DESCRIPTION IN THE PREVIOUS DEED OF RECORD.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs and assigns, forever;

AND GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as

1. Davidson County taxes for the year 2004 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying their prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map and Parcel 103-16-0-E 015.00.

2. All matters appearing on the Plat of Whitland Place Condominium of record in Plat Book 5200, page 597, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants of record in Book 6350, page 824, said Register's Office.

4. Lease Agreement of record in Book 6031, page 518, Register's Office for Davidson County, Tennessee.

5. Sewer Easement of record in Book 3464, page 278, said Register's Office.

6. All terms, provisions and conditions of the Tennessee Horizontal Property Act as the same is set out in Section 64-2701, et seq. of the Tennessee Code Annotated.

AND GRANTORS DO FURTHER covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

This improved property is known as 3901 Whitland Avenue #15,Nashville, Tennessee 37205.

WITNESS our hands this 28 day of April, 2004 in Franklin, Tennessee.

Ellen C. Reynolds

Ellen C. Reynolds

Clarence E. Reynolds, III, by Ellen C. Reynolds, his Attorney-in-Fact

by Ellen C. Reynolds his atty. in fact.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for State and County, Ellen C. Reynolds, the within named bargainor with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand this 28 day of April, 2004, in Franklin, Tennessee.

Notary Public

My Commission Expires: 05/02/05

BRENDA FRANKS HALE
COMMISSION EXP.
Notary Public At Large
05-02-2005
WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 28th day of April, 2004, before me personally appeared Ellen C. Reynolds, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Clarence E. Reynolds, III, and who acknowledged that she executed the same as the free act and deed of said Clarence E. Reynolds, III by virtue of the Power of Attorney, duly executed by the said Clarence E. Reynolds, III and appearing of record in Book *, page _____, of the Register's Office for Davidson County, Tennessee. * 20040510-0052764

Witness my hand this 28th day of April, 2004 in Franklin, Tennessee.

Notary Public

My Commission Expires: 05/02/05

BRENDA FRANKS HALE
COMMISSION EXP.
Notary Public At Large
05-02-2005
WILLIAMSON COUNTY, TN