Dav. Co. File Box 14-A
jtc file no. 17098-3

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/21/04 08:45 2pgs
Fees:13.00 Taxes:768.93
20040521-0059759

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$207,820.00.**

Affiant

Subscribed and sworn to before me, this the 18th day of May, 2004.

Notary Public

My commission expires: 4/10/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Joseph Patrick McGuigan	**Franklin American Mortgage Company**	**Map 131-02, Part of Parcels 130, 131, 132**
4230 Hillsboro Pike	**501 Corporate Center Drive**	
Nashville, TN 37215	**Franklin, TN 37067**	

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 OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Craighead Patten Properties, a Tennessee joint venture

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joseph Patrick McGuigan, unmarried

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:

LAND being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 4230, together with Parking Space(s) as specified on the Plat shown in the Master Deed, on the Plan of Hillsboro Quarters Condominiums, Phase I, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Hillsboro Quarters Condominiums, of record under Instrument No. 20040421-0045569, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Hillsboro Quarters Condominiums, Phase I, for placement of Units and Parking Spaces, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20040421-0045569, said Register's Office, for a more complete identification and description of such Unit.

Being part of the same property conveyed to Craighead Patten Properties, a Tennessee joint venture by deed from Keith C. Roberts, Successor Trustee of the Eloise J. Roberts Revocable Trust under agreement dated November 11, 1991, of record in Instrument No. 20030415-0050404, dated March 31, 2003; and by deed from Keith C. Roberts, Successor Trustee of the Maynard C. Roberts Revocable Trust under agreement dated November 11, 1991 and Executor of the Estate of Maynard C. Roberts, deceased of record in Instrument No. 20030415-0050405, dated March 31, 2003, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the Master Deed and By-Laws establishing a Horizontal Property Regime as set out in Instrument No. 20040421-0045569, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and will be paid by Grantor(s) herein.

This is improved (_X__) Unimproved (____) property, known as **4230 Hillsboro Pike, Nashville, TN 37215**

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 it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors 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. Wherever 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 my/our hand(s) this 18th day of May, 2004.

CRAIGHEAD PATTEN PROPERTIES, a Tennessee joint venture
By: CRAIGHEAD DEVELOPMENT, LLC, Its Managing Venturer

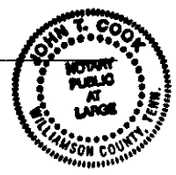
By: _____
Carl A. Neuhoff, Jr., Asst. Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Carl A. Neuhoff, Jr., with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Asst. Chief Manager of CRAIGHEAD DEVELOPMENT, LLC, a Tennessee limited liability company (the "LLC"), and who further acknowledged the LLC, to be the Managing Venturer of CRAIGHEAD PATTEN PROPERTIES, the within named bargainor, a Tennessee joint venture, and that he as such Asst. Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing for and in behalf of the LLC by himself as such Asst. Chief Manager, said LLC signing as Managing Venturer.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of May, 2004.

Notary Public



My Commission Expires: 4/10/05