WARRANTY DEED

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 72,000.00

Jennifer L. White
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24th day of May, 2004

Notary Public:

MY COMMISSION EXPIRES: 01/27/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Jennifer L. White	Bank of the South	Map 096
450 Stewarts Ferry Pike	551 N. Mt. Juliet Road	Group 11-0-A
Nashville, TN 37214	Mt. Juliet, TN 37122	Parcel 007.00CO

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 acknowledged, we

Mary P. St. John

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Jennifer L. White, 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 in Davidson County, Tennessee, being Apartment 7-A on the Plan of Hickory Place Condominiums, 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 from Frank C. Batson and wife, Judy W. Batson, of record in Book 6472, Page 435, and re-recorded in Book 6476, Page 663, Register's Office for Davidson County, Tennessee, 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 plat of Hickory Place Condominiums set forth as Exhibit "A" of said Master Deed, for a more complete identification and description of said Unit.

Being the same property conveyed to Mary P. St. John, unmarried, by deed from Jean M. Frost, unmarried, of record in Book 8507, Page 880, Register's Office for said County.

This conveyance is subject to Master Deed, Restrictions and By-Laws of record in Book 6472, Page 435; Book 6476, Page 663; Book 6654, Page 910; Book 6759, Page 553; Book 7015, Page 182; Book 7015, Page 192, said Register's Office.

This conveyance is subject to: (1) 2004 taxes which have been prorated and assumed by the Grantees; (2) All matters appearing on the plan of record in Master Deed of record in Book 6472, Page 435, and re-recorded in Book 6476, Page 663, said Register's Office.

Power of Attorney of record in Instrument 20040525-0061136, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 450 Stewarts Ferry Pike, Nashville, TN 37214

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs and representatives, 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 hand this 24th day of May, 2004.

Mary P. St. John By: Mary Lisa Johnson, Attorney-in-Fact

Mary P. St. John
By: Mary Lisa ~~Johnson~~ JORDAN, Attorney-in-Fact

Davidson County DEEDWARR
Recvd: 05/25/04 10:57 2pgs
Fees:13.00 Taxes:266.40

20040525-0061137

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Mary Lisa ~~Johnson~~ Petty, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Mary P. St. John as her Attorney in Fact as the free act and deed of the within named Mary P. St. John.

Witness my hand and official seal at Mt. Juliet, Tennessee the 24th day of May, 2004.

My Commission Expires: 01/27/07

Notary Public

ZANA C. PETTY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.