Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 06/11/04 10:40 2 pgs
Fees:13.00 Taxes:462.50
20040611-0069360

39-B
File #04-1149

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Christiane Paige Claiborne, Larry R. Claiborne and Jean W. Claiborne, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Conor Picken and wife, Katherine Picken, 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 certain condominium apartment in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being a certain condominium apartment, Unit No. 8 on the Plan of Georgetown Apartments, of record in Book 5200, Page 4, said Register's Office, to which plan of reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Christiane Paige Claiborne, Larry R. Claiborne and Jean W. Claiborne by deed from Carl B. Campbell and wife, Mary V. Campbell dated July 21, 1998 of record in Book 11031, page 245, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 5025 Hillsboro Pike 2-J, 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has 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. 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 THE EXECUTION HEREOF this 28th day of May, 2004

Christiane Paige Claiborne

Larry R. Claiborne

Jean W. Claiborne

State of Tennessee)
County of Sevier)

On this 28th day of May, 2004, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Christiane Paige Claiborne, the bargainor(s), 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.

Notary Public

My Commission Expires: 4-22-08

State of Tennessee)
County of Sevier)

On this 28th day of May, 2004, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Larry R. Claiborne, the bargainor(s), 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.

Notary Public

My Commission Expires: 4-22-08

State of Tennessee
County of Sevier)

On this 28th day of May, 2004, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Jean W. Claiborne, the bargainor(s), 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.

Notary Public

My Commission Expires: 4-22-08

State of Tennessee
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 125,000.00.

Affiant

Sworn and subscribed before me on this the 28th day of May, 2004.

Notary Public

My Commission Expires: 3/25/07

NEW OWNER:
Conor Picken
5025 Hillsboro Pike 2-J
Nashville, TN 37215

RESPONSIBLE FOR TAX PAYMENT:
SunTrust Mortgage, Inc.
P.O. Box 79041
Baltimore, MD. 21279-0041

TAX MAP-PARCEL #:
131-1-D-8CO