Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $164,000.00

Jennifer Johnson
Affiant

Subscribed and sworn to before me, this 30th day of June, 2004.

Deana Jenkins
Notary Public
My commission expires: 6/22/08

DEANA N JENKINS NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.
MY COMMISSION EXPIRES: 6/22/08

Davidson County DEEDWARR
Recvd: 07/15/04 08:11 2pgs
Fees:13.00 Taxes:506.80
20040715-0084172

03-0406-32062

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Kezia C. Shirkey 102 Hillsboro Place Nashville TN 37215	(Same)	117-03-0-C 102.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, June Z. Wilkinson, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Kezia C. Shirkey, hereinafter called the Grantees, their successors 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 Unit No. 102, on the Plan of Hillsboro Place Condominiums, of record in Plat Book 5200, Page 725, amended in Book 5200, Pages 757 and 758, Register's Office for said County, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of Hillsboro Place Condominiums, a horizontal property regime established by Master Deed of record in Book 6244, Page 394, as amended in Book 6285, Page 209, said Register's Office.
>
> Being the same property conveyed to June Z. Wilkinson by deed from Mary K. Pruitt and Penny Paulette Flippo and husband, Ronnie A. Flippo, as joint tenants with right of survivorship, of record in Instrument No. 20031231-0184311, re-recorded in Instrument No. 20040123-0009068, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 102 Hillsboro Place, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 30th day of June, 2004.

June Z. Wilkinson

June Z. Wilkinson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, June Z. Wilkinson, with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 30th day of June, 2004.

Karen McCalla

Notary Public
State of Tennessee at Large

My Commission expires 6-19-07

