File #200450254

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 180,000.00.

William T. Hemphill, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of July, 2004.

Linda V. Jones
Notary Public

MY COMMISSION EXPIRES: 7-23-05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William T. Hemphill, Jr.	Owner	Map 171-3-B
830 Jessalee Parkway Ste 124 (NAME) 601 Old Hickory Blvd., Unit No. 11	830 Jessalee Parkway, Ste 124 (NAME) ~~601 Old Hickory Boulevard, Unit No. 11~~	Parcel 205.00
Nashville, TN 37210 (ADDRESS) ~~Brentwood TN 37027~~	Nashville, TN 37210 (ADDRESS) ~~Brentwood, TN 37027~~	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **KIMBERLY A. FALLS, UNMARRIED,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **WILLIAM T. HEMPHILL, JR., UNMARRIED**, hereinafter called the GRANTEE, 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 all of Lot No. 11, on A Horizontal Property Regime (Privare Element), Phase Two, Section Six, Townhomes of Fredericksburg, R20 Residential P.U.D., as shown by plat appearing of record in Plat Book 9700, Pages 953 - 954, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Kimberly A. Falls, unmarried by Warranty Deed dated December 6, 2002 of record in Instrument No. 20021209-0151194, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Restrictive Covenants of record of record in Book 7798, Page 843; Restrictions of record in Book 10126, Page 435, Book 10224, Page 683 and Book 10294, Page 850; Declaration of Covenants, Conditions and Restrictions of record in Book 11550, Page 531, as amended in Book 11682, Page 75; By-laws of record in Book 10126, Page 489, Book 10275, Page 959, and Book 11550, Page 554; Charter of record in Book 10126, Page 430, and Book 11550, Page 529; Easements of record in Book 7993, Page 269, Book 7851, Page 712, Book 7358, Page 643, Book 9607, Page 431, and Book 10012, Page 756; Storm Water Detention Agreement of record in Book 10357, Page 920; Quitclaim Deed to Homeowners' Association of record in Book 11753, Page 208; all matters shown on plat of record in Plat Book 9700, Pages 953 - 954; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 601 Old Hickory Blvd., Unit No. 11, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, hsi heirs and assigns forever; and Grantor covenants with the said GRANTEE that she is 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantor further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

Davidson County DEEDWARR
Recvd: 07/16/04 10:30 2pgs
Fees:13.00 Taxes:666.00

20040716-0085086

Witness our hands this 15th day of July, 2004.

Kimberly A. Falls

Kimberly A. Falls

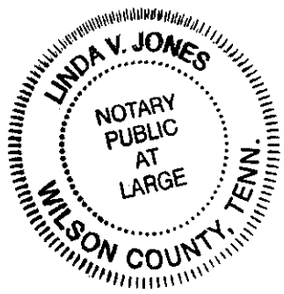
STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Kimberly A. Falls, unmarried who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 15th day of July, 2004.

Notary Public



My Commission Expires: 7-23-05

(SEAL)

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076