I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $94,000.00, which amount is equal to or greater than the amount which the property transferred would command at fair and voluntary sale.

* _____
Affiant

Subscribed and sworn to before me this 2nd day of June, 2004.

_____
Notary

"OFFICIAL SEAL"
Caroline D. McKinney
My Comm. Expires 7/16/2007
Commission # DD 223329

State of Fl. , County of Lee
Signed before me on this 2nd day
of June , 2004 by Richard Earl Carlson only
Notary Public _____

Fl DL #C640-745-43-348-0

WARRANTY DEED

** Total Consideration for this transfer is $94,000. **

THIS INDENTURE WITNESSETH, that Richard E. Carlson, unmarried, Grantor(s) of Davidson County, in the State of Tennessee, CONVEY AND TRANSFER TO Francis N. Freeman , Grantee(s), of Davidson County, in the State of Tennessee, for the sum of the consideration above, the receipt of which is hereby acknowledged, the following described real estate in Davidson County, in the State of Tennessee:

A certain tract or parcel of land in Davidson County, in the State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 103 on the plan of Oakland Trace Condominiums, Section II, of record in Book 6200, page 558, Register's Office for said County.

Being Unit No. 103 on said Plan and described by the Master Deed Establishing a Horizontal property Regime with respect to Oakland Trace Condominiums, Section II, as of record in Book 7111, page 295, Register's Office for Davidson County, Tennessee. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, co-owners and tenants of Oakland Trace Condominiums, Section II, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 7111, page 295, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Richard E. Carlson, unmarried, by Warranty Deed from Jennifer Harwood Reid, a/k/a Jimmie R. Mulcahy, unmarried, dated October 6, 1998 and recorded October 12, 1998, of record in Book 11152, page 695, Register's Office for Davidson County, Tennessee.

PROPERTY ADDRESS: (for informational purposes)
1419 Lewis Road
Madison, TN 37115

Subject to any and all easements, agreements, restrictions, public rights-of-way and zoning ordinances of record. The address of such real estate is commonly known as 1419 Lewis Road, Madison, TN 37115, in Davidson County, Tennessee. Tax bills should be sent to grantee as such address unless otherwise indicated below.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed this 2nd day of June, 2004.

Grantor: Grantor:

* Signature: _____ Signature: _____
Richard E. Carlson

Davidson County DEEDWARR
Recvd: 07/22/04 16:08 1pgs
Fees:13.00 Taxes:347.80
20040722-0088038

STATE OF ~~TENNESSEE~~ Florida)
ss:
COUNTY OF ~~DAVIDSON~~ Lee)

Before me, a Notary Public in and for said County and State, personally appeared Richard E. Carlson and, who acknowledged the execution of the foregoing Warranty Deed, and who, being duly sworn, stated that any representations therein contained are true.

_____
Notary Public

My Commission Expires:
County of Residence: Lee

"OFFICIAL SEAL"
Caroline D. McKinney
My Comm. Expires 7/16/2007
Commission # DD 223329

State of Fl. , County of Lee
Signed before me on this 2nd day
of June , 2004 by Richard Earl Carlson only
Notary Public _____

Fl. DL #C640-745-43-348-0

This document was prepared by Thomas D. Larson, 750 Old Hickory Blvd. Suite 286, Brentwood TN 37027
Return Deed To: Archer Land Title, 750 Old Hickory Blvd. Suite 286, Brentwood TN 37027
Send Tax Bills To: Francis N. Freeman and, 1419 Lewis Road, Madison, TN 37115