WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $76,900.00

Affiant

Subscribed and sworn to before me, this 6th day of August, 2004

Notary Public

MY COMMISSION EXPIRES: 9/25/2004
(AFFIX SEAL)

JUDY S. WELLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

Davidson County DEEDWARR
Recvd: 08/10/04 13:57 2pgs
Fees:13.00 Taxes:284.53

20040810-0096608

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDERSSS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Ann Cornett	New Owner	108-3-A
(NAME)	(NAME)	(MAP)
4905 Southport Cove		29
(ADDRESS)	(ADDRESS)	(PARCEL)
Hermitage, TN 37076		
(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(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Edward D. Fuqua and wife, Sandra H. Fuqua, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Mary Ann Cornett, unmarried, and Kelly Cornett, married, as joint tenants with right of survivorship, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

A certain condominium apartment in Davidson County, TN, described as Unit No. 29 on Lot 19 of Patio Villa, a Condominium, a Horizontal Property Regime, located on Patio Drive, Nashville, TN, as shown on the plat of Phase Two, Condominium Site Plan, Section Three, Patio Villa, Condominium apartments, recorded in Plat Book 5200, page 495, said Register's Office, and described in a Master Deed recorded in Book 5970, page 829, as re-recorded in Book 6014, page 978, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Patio Villa, Condominium Apartments contained in the Master Deed recorded in Book 5970, page 829, as re-recorded in Book 6014, page 978, and By-Laws recorded in Book 5970, page 861, as amended in Book 6406, page 799, Register's Office for Davidson County, TN, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Edward D. Fuqua by deed from Marvin T. Grizzle and wife, Betty J. Grizzle, dated May 1, 2000, of record in Instrument No. 20000511-0047534, and further conveyed to Edward D. Fuqua and wife, Sandra H. Fuqua, by Quitclaim Deed from Edward D. Fuqua, dated August 1, 2003 of record in Instrument No. 20030815-0117590, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 1003 Patio Drive, Nashville, Tennessee 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/our hand(s) this 6th day of August, 2004.

Edward D. Fuqua

Sandra H. Fuqua

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Edward D. Fuqua and wife, Sandra H. Fuqua with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 6th day of August, 2004.

Notary Public

My Commission Expires: 9/25/2004

JUDY S. WELLS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY TENN.