This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

PREPARED BY:
BANKERS TITLE & ESCROW CORP.
5409 MARYLAND WAY
SUITE 120
BRENTWOOD, TN 37027

RETURN TO:

ADDRESS NEW OWNER:

Emilie S. Cherry
610 Old Hickory Boulevard, Unit 56
Brentwood, TN 37027

SEND TAX BILL:

Union Planters Bank dba Regions Mtg.
400 W. Capital, Ste. 910
Little Rock, AR 72201

MORTGAGEE:

Davidson County DEEDWARR
Recvd: 10/05/04 09:51 2pgs
Fees:13.00 Taxes:562.40
20041005-0119527

MAP AND PARCEL:
MAP 171-3-B
PARCEL 252

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Elaine Peffen Flick, unmarried** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Emilie S. Cherry, unmarried**, ("Grantee"), her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Unit No. 14 on the Plan of Phase Two, Section Seven, Townhomes of Fredericksburg, as of record in Plat Book 9700, page 957, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Elaine Peffen Flick, by deed from Pulte Homes Tennessee Limited Partnership, of record in Instrument Number 20000317-0027402, Register's Office for Davidson County, Tennessee, as re-recorded in Instrument No. 20041005-0119526, said Register's Office.
>
> This conveyance is made subject such limitations and restrictions and easements as may affect the premises.

This is improved property known as 601 Old Hickory Boulevard, Unit 56, Brentwood, TN 37207.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, her heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind herself, her heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, her heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular 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 September, 2004.

Elaine Peffen Flick

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Elaine Peffen Flick, unmarried, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 30th day of September, 2004.

Notary Public

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN.
My Commission Expires July 21, 2007

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $152,000.00.

AFFIANT

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

NOTARY PUBLIC

My Commission Expires: 9-22-07

CAROLINE CHAPPELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE