State of OHIO
County of FRANKLIN

The actual consideration or value, whichever is greater, for this transfer is $249,000.00.

Subscribed and sworn to before me, this 10th day of December, 2004.

My Commission Expires:
11-12-08

Affiant

Notary Public

File No. N13787

LISA ANN CALDWELL
Notary Public
State of Ohio
My Commission Expires
11-12-08

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
First National Financial Title Svs., Inc.
25 Century Boulevard
Suite 203
Nashville, TN 37214

ADDRESS OF NEW OWNER:		SEND TAX BILLS TO:	
NAME: Donna Peerce		NAME: Donna Peerce	
STREET ADDRESS: 4204 Hillsboro Pike #108		STREET ADDRESS: 4204 Hillsboro Pike #108	
CITY: Nashville	STATE: Tennessee	CITY: Nashville	STATE: Tennessee
ZIP CODE: 37215		ZIP CODE: 37215	
MAP & PARCEL NO.: 131-02-0-D008.00CO			

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, Ernest J. Price

Hereinafter called Grantor has, bargained and sold, and by these presents do hereby transfer and convey unto Donna Peerce

Hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson County, State of Tennessee, more particularly described as follows:

Lot No. 8 in Hillsboro Hall, Phase I, a Private Element Horizontal Property Regime (Being the Plan of the Village at Hillsboro), located at 4204 Hillsboro Pike, Davidson County, Tennessee, and described in a Declaration, of record in Book 11713, Page 350, Register's Office for Davidson County, Tennessee, to which documents reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the lot, property, co-owners and tenants of Hillsboro Hall, Phase I, a Private Element Horizontal Property Regime, contained in the Declaration and By-Laws appended thereto, recorded in Book 11713, Page 356, amended in Instrument No. 200002020010655, said Register's Office, and Plat of record in Book 11700, Page 45, 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. Said units also comprise Lots 60, 61 and 62 and a portion of Lot 66, Hollywood Place, recorded in Book 547, Pages 85 and 86, and being Lot 1 and a portion of Lot 2, of record in Book 9700, Page 786, said Register's Office.

BEING the same property conveyed to Ernest J. Price by Warranty Deed from Haury and Smith Contractors, Inc., dated 09/29/00, recorded 10/04/00, as Document No. 200010040098523, Davidson County, Tennessee.

This is improved property known as 4204 Hillsboro Pike, #108, Nashville, TN 37215

To have and to hold the said tract or parcel of land, with all the appurtenance, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered,

Unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 10th day of December, 2004.

Ernest J. Price

Davidson County DEEDWARR
Recvd: 01/06/05 11:59 2 pgs
Fees:13.00 Taxes:921.30
20050106-0002225

State of Ohio
County of Franklin } ss

On this the 10th day of December, 2004, before me, the undersigned Notary Public, personally appeared **Ernest J. Price**, known to me (or satisfactorily proven) to be the person whose nameis subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



LISA ANN CALDWELL
Notary Public
State of Ohio
My Commission Expires
11-12-06

Lisa Caldwell
Notary Public
My commission expires 11-12-06

WARRANTY DEED