Return to: First TItle and Escrow Company, Inc.
File Number 23775 Box 9B

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 01/25/05 14:24 2 pgs
Fees:13.00 Taxes:712.25
20050125-0009183

ADDRESS NEW OWNER:
Rita S. Riley
202 Windsor Terrace Dr., Unit 202
Nashville, Tennessee 37221

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
First Horizon Home Loan Corp.
2525 West End Avenue, Suite 400
Nashville, TN 37203

MAP **143-1**
GROUP **A**
PARCEL **202.00-CO**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **B. Sue McIntosh, unmarried** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Rita S. Riley, unmarried** hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 202 of Windsor Terrace Condominiums, Phase II horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit C an Amendment to the Master Deed of record in Book 7436, page 667, re-recorded in book 7464, page 297, Register's Office for Davidson County, Tennessee, to which source reference is hereby made for a more complete and detailed description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium and the parking space(s) delinated as "202 Carports" on Exhibit "C" attached hereto and incorporated herein by reference, as set out in aforesaid Master Deed in Book 7436, page 667, re-recorded in book 7464, page 297, said Register's Office of Davidson County, Tennessee.

Being the same property conveyed to B. Sue McIntosh by deed from Jean Pollard Pyle, unmarried of record in Instrument no. 20030815-0117548, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2005 and subsequent years.

This is improved property known as 202 Windsor Terrace Dr., Nashville, Tennessee 37221.

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, her heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that she is 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, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 hand this the 20th day of January, 2005.

B. Sue McIntosh

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **B. Sue McIntosh**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 20th day of January, 2005.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $192,500.00.

AFFIANT

Subscribed and sworn to before me on this 20th day
of January, 2005.

NOTARY PUBLIC

My Commission Expires:

CHRISTINA M. READ NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Christina M. Read
My Commission Expires
November 25, 2006
STATE OF TENNESSEE