THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 23810-01-2005** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is $284,000.00 Affiant Subscribed and sworn to before me this 31st day of January, 2005. Notary Public My Commission Expires: My Commission Expires JAN. 20, 2009

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 02/02/05 10:57 2 pgs
Fees:13.00 Taxes:1059.30

20050202-0012211

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Catherine R. Stuart 4233 Jamesborough Place Nashville, TN 37215	**SAME ADDRESS**	Map No.131.07-0A Parcel No. 013.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Eleanor R. Simpson, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Catherine R. Stuart, unmarried** and Christopher Anthony Stuart, unmarried ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4233 Jamesborough Place, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 31st day of January, 2005.

Eleanor R. Simpson

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Eleanor R. Simpson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of January, 2005.

Notary Public

My Commission Expires: 5/16/05

BETH M. BROCK NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Phase II and Phase III Hillsborough Place, as of record in Plat Book 5200, page 160, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Eleanor R. Simpson by deed dated May 26, 1983 from Timothy Monroe Stewart, unmarried of record in Book 6066, page 247, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 City/County Taxes which have been prorated by the parties and assumed by the Grantee(s).
2. State and County taxes for the year 2004, in the amount of $2861.36, PAID. Map and Parcel No. 131.07-0A-013.00-CO.
3. Restrictive covenants contained in an instrument of record in Book 5151, page 50, Book 5240, page 165, amended in Book 5292, page 134 rerecorded in Book 5332, page 212, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
4. Charter of Incorporation of Hillsborough Place Cooperative Corporation of record in Book 5243, page 928, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 5200, page 160, Register's Office for Davidson County, Tennessee.