File #200510041

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 133,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of February, 2005.

Notary Public

MY COMMISSION EXPIRES: 11/10/08

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 02/22/05 11:44 2 pgs
Fees:13.00 Taxes:492.10

20050222-0019107

CAROL R. RIVERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

**THIS INSTRUMENT WAS PREPARED BY**
David W. Kious, Attorney, Three Maryland Farms, Suite 150, Brentwood, TN 37027

**WARRANTY DEED**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Linda P. Pacheco and Eva P. Halloran | NEW OWNER | Map: 161-14-0-B-113.00 CO |
| (NAME) 113 Highland Villa Drive | (NAME) | Parcel: |
| (ADDRESS) Nashville TN 37211 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **JERRY L. TEAL, JR., UNMARRIED,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **LINDA P. PACHECO AND EVA P. HALLORAN, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 113, together with the Appurtenant interest in the common elements of Highland Villa, a horizontal property regime established by Master Deed and By-Laws, of record in Book 7278, Page 312, amended in Book 7347, Page 717, Book 7352, Page 630, Book 7467, Page 850, Book 7470, Page 153, Book 7600, Page 361, Book 8090, Page 537, Book 8131, Page 95, Book 8173, Page 84, Book 8199, Page 149, Book 8658, Page 595, Book 8765, Page 610, Book 9730, Page 265, 268 and 271, and Book 10871, Page 232, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium site Plan attached as Exhibit B to the aforementioned Master Deed.

Being the same property conveyed to Mary Sandra Teal, a single woman by Quitclaim Deed dated October 8, 2003 of record in Instrument No. 20031008-0149590, being further conveyed to Melinda Sue West, a single woman by Quitclaim Deed dated May 20, 2004 of record in Instrument No. 20040520-0059553, and being further conveyed to Jerry L. Teal, Jr., unmarried by Quitclaim Deed dated February 8, 2005 of record in Instrument No. 20050208-0014531, Register's Office for Davidson County, Tennessee, and by Notary Certificate of Correction of record in Instrument No. 20050222-0019106, said Register's Office.

This conveyance is subject to the following:
Master Deed and By-Laws of record in Book 7278, Page 312; Amendments to Master Deed of record in Book 7347, Page 717, Book 7352, Page 630, Book 7467, Page 850, Book 7470, Page 153, Book 7600, Page 361, Book 8173, Page 84, Book 8199, Page 149, Book 8765, Page 610 and in Book 10871, Page 232; Amendments to By-Laws of record in Book 8090, Page 537, Book 8131, Page 95, Book 8658, Page 595, Book 9730, Page 265, Book 9730, Page 268, Book 9730, Page 271 and in Instrument No. 20021118-0142476; Charter of Homeowners' Association of record in Instrument No. 7278, Page 310; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6479, Page 186 and in Book 6548, Page 101; Agreement for Dedication of Easement for Water Mains and Appurtenance of record in Book 8175, Page 774; Right-of-Way Easement for Drainage Facility of record in Book 7913, Page 753; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved ( x ) property, known as 113 Highland Villa Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 hand this 16th day of February, 2005.

Jerry L. Teal, Jr.

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned Notary Public, personally appeared Jerry L. Teal, Jr., who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 16th day of February, 2005.

Notary Public

My Commission Expires: 11/10/08

(SEAL)

CAROL R. RIVERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

Mail After Recording To:

Southern Title Services
Three Maryland Farms, Suite 150
Brentwood, TN 37027