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. 23993-03-2005** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $147,000.00. Affiant Subscribed and sworn to before me this 18th day of March, 2005. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Carla M. Worthey 238 Hillsboro Place Nashville, TN 37215	Charter One Mortgage Corp. P.O. Box 6260 Glen Allen, VA 23058-6260	Map No.117.03 Parcel No. 238.00 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, **William Cerveny, unmarried and Frank S. Cerveny, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Carla M. Worthey, 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 238 Hillsboro Place, Nashville, TN 37215

Subject property has never been the marital residence of Grantor Frank S. Cerveny.

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 18th day of March, 2005.

William Cerveny, BY: Starling Davis, Attorney-In-Fact
Attorney-In-Fact

Frank S. Cerveny, BY: Starling Davis, Attorney-in-Fact
Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Starling Davis,** with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained, and who further acknowledged that SHE is the Attorney-in-Fact for the said **William Cerveny and Frank S. Cerveny** and is authorized by the said **William Cerveny and Frank S. Cerveny** to execute this instrument on THEIR behalf.

Witness my hand, at Office, this 18th day of March, 2005.

My commission expires: _____

Notary Public

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 03/23/05 14:03 2 pgs
Fees:13.00 Taxes:543.90

20050323-0031726

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 238 on the Plan of Hillsboro Station Condominiums of record in Plat Book 6250, pages 751 thru 753, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Hillsboro Station Condominiums, a horizontal property regime established by Master Deed of record in Book 6740, page 37 as amended in Book 8140, page 689, said Register's Office.

Being the same property conveyed to William Cerveny, unmarried and Frank S. Cerveny, married, as joint tenants with right of survivorship, by deed from John T. Davis, an unmarried person, appearing as Instrument No. 20030926-0142800, 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. Charter of Incorporation of Hillsboro Station Homeowners' Association of record in Book 6747, page 6, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Hillsboro Station, of record in Book 6740, page 37, as amended in Book 8140, page 689, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3531, pages 572, 576 and 592, Book 3965, page 909 and Book 4158, page 34, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 6250, pages 751 through 753, Register's Office for Davidson County, Tennessee.
7. Easement for overhead line of record in Book 6595, page 58, Register's Office for Davidson County, Tennessee.
8. Easement for sanitary sewers and power lines of record in Book 4633, page 468, Register's Office for Davidson County, Tennessee.
9. Storm water detention agreement of record in Book 6629, page 452, Register's Office for Davidson County, Tennessee.
10. Right-of-Way contract record in Book 1877, page 581, Register's Office for Davidson County, Tennessee.