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. 24489-07-2005** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $164,000.00. Affiant Subscribed and sworn to before me this 14th day of July, 2005. Notary Public My Commission Expires: My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: Karen Hand Stevens 5025 Hillsboro Pike Unit 18-A Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.131.091-0D Parcel No. 146.00-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, **Barbara H. Fincher, Unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Karen Hand Stevens, 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 5025 Hillsboro Pike Unit 18-A, 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 14th day of July, 2005.

Barbara H. Fincher

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Barbara H. Fincher**, 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 14th day of July, 2005.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 07/19/05 15:13 2 pgs
Fees:13.00 Taxes:605.80

20050719-0083967

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 146, a/k/a Apt. No. 18A on the Plan of Georgetown Condominium Apartments, of record in Plat Book 5200, page 4, 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 5025 Hillsboro Homeowner's Association, a horizontal property regime established by Master Deed of record in Book 5211, page 325, said Register's Office.

Being the same property conveyed to Barbara H. Fincher, Unmarried by deed dated August 18, 2000 from Karen J. Banim, Unmarried of record in Instrument No. 20000821-0082336, 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.
2. Charter of Incorporation of 5025 Hillsboro Homeowner's Association of record in Book 5233, page 459, 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 5025 Hillsboro Homeowner's Association, of record in Book 5211, page 325, amended in Book 5616, page 133 and in Book 6079, page 516, 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 4308, page 575, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 5200, page 4, Register's Office for Davidson County, Tennessee.
7. Easement of record in Book 7873, page 859, Register's Office for Davidson County, Tennessee.
8. Appointment of Successor Trustee recorded in Book 10225, page 413, Register's Office for Davidson County, Tennessee.