Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $84,000.00

Affiant

Subscribed and sworn to before me, this 19th day of January 2006.

Notary Public
My commission expires: 1/27/07

NANCY E. SWYSTUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 27, 2007

Davidson County DEEDWARR
Recvd: 01/20/06 10:37 2 pgs
Fees:13.00 Taxes:310.80
20060120-0007642

Address of New Owner:	Send Tax Bills to:	Tax Information
Scott D. Percy 5510 Country Dr. Unit 89 Nashville, Tn 37211	Bank of America 6700 Lakeview Center Dr. Tampa, Fl 33619	162-90A-89.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Jean B. Harrington an unmarried person hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Scott D. Percy an unmarried person hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain condominium apartment in Davidson County, Tennessee, described as follows: Unit No. 89 in Hickory Valley Condominiums Phase 2 a Horizontal Property Regime, located in Davidson County, Tennessee, and described in a Master Deed recorded in Book 4521 Page 574 Register's Office for Davidson County, Tennessee, to which reference is hereby made and further described on the plat of record in Book 4460 page 133 Register's Office for Davidson County, Tennessee. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Hickory Valley Condominiums contained in the Master Deed and By-Laws appended thereto, recorded in Book 4460, page 133, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Jean Harrington by deed from Richard P. Harrington of record in Instrument No. 200005030044 Register's Office for Davidson County, Tennessee. 380

This conveyance is made subject to the following: 1) 2006 taxes, a lien which are not yet due and payable. 2) No insurance is provided as to the number of acres. 3) All matters appearing on plan of Hickory Valley Condominiums Phase 2 of record in Book 4460 page 133 Register's Office for Davidson County, Tennessee 4) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in Book 4521 page 574 and clarified in Book 5001 page 394 Register's Office for Davidson County, Tennessee the premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building

thereon; and also including without limitations all conditions covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the master "Deed " establishing a horizontal property regime of Hickory Valley Condominiums and recorded in Book 4521 Page 574 and clarified in Book 5001 Page 394 Register's Office for said county

This property is improved property known as 5510 Country Dr. Unit 89, Nashville, Tennessee 37211

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 19th day of January, 2006.

Jean B. Harrington

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jean B. Harrington and , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 19th day of January, 2006.

Notary Public

My Commission expires: 1/27/07

FILE NO: 05136

NANCY E. SWYSTUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 27, 2007