Prepared by:
Amy Cross Nance
Attorney at Law
7065 Moore's Lane
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $83,700.00

Affiant

Subscribed and sworn to before me, this 5th day of February 1999.

Notary Public
My commission expires: 05/08/99

NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE

My Commission Expires 5/8/99

Address of New Owner:	Send Tax Bills to:	Tax Information
Philip I. Roberts PO Box 1902 Brentwood TN 37024	Same	104-06-M-001.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/10000 ($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 4 -JI L.P. Tenn. limited partnership hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Philip I. Roberts and wife, Heidi Elizabeth Roberts 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:

Being Condominium Unit B-12 of Fairmont Court Condominiums, a plan of which is of record in Book 6250 page 825 Register's Office for Davidson County, Tennessee, created under Title 66, Section 27-101 et seq., as amended Tennessee Code Annotated and as established by a Master Deed of record in Book 6686, page 708, as amended, Register's Office for said County, together with an undivided percentage interest in the common elements appurtenant to said units as set forth in said Master Deed, reference is hereby made to the Plat of Fairmont Court Condominiums in Book 6712, page 125 and Book 6774, page 221 as revised in Book 6823 page 962 and as modified in Book 6893, page 62 said Register's Office for said County, reference which is hereby given for a more complete identification and description of such Units.

Being the same property conveyed to The 4 J. L. P. Tennessee Limited Partnership by deed from James N. Stansell and wife, Delores R. Stansell of record in Book 9359 page 367 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 1999 taxes a lien which are not yet due and payable. 2) Charter for Fairmont Court Homeowners Association of record in Book 7078 Page 447 3) Bylaws for Fairmont Court Homeowners Association of record in Book 6686 Page 738 and as amended in Book 6823 page 963. 4) Master Deed of record in Book 6686, page 708 and as amended in Book 6712 page 125 and Book 6774 page 221 and revised in Book 6823 page 962 and modified in Book 6893 page 62. 5) Certificate of Domestic Limited Partnership for the 4 J., L.P. of record in Book 9344, page 265.

This property is improved property known as 214 Fairmont Court Unit B-12, Nashville,, Tennessee 37203

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 5TH day of February, 1999.

4 -J L.P., a Tennessee limited partnership

By: James N. Stansell, Sr.
James N. Stansell, Sr.
General Partner

By: State Street Corporation, General Partner

By: James N. Stansell, Sr.
James N. Stansell, Sr.
President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, James N. Stansell. Sr., with whom I am personally acquainted, and who acknowledged himself to be the General Partner of 4-J L.P. a Tennessee limited partnership, the within named bargainor, and the President of State Street Corporation, General Partner of the bargainor as such officers being authorized so to do, executed this instrument for the purposes therein contained and on behalf of 4-J L.P. a Tennessee limited partnership. Witness my hand, at office, this 5 day of February, 1998.

Notary Public

My Commission expires: 5/8/99

PUBLIC
AT LARGE
WILLIAMSON COUNTY, TENNESSEE

My Commission Expires 5/8/99

054779

IDENTIF. → REFERENCE

99 FEB 10 PM 3:22

REGISTER
WILLIAMSON COUNTY, TN.

455554 02/10 0101 02CHECK 320.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11336 PAGE 487

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
CFEE - COMPUTER FEE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

0547791
IDENTIF. ← REFERENCE

99FEB 10 PM 3:22
REGISTER
DAVIDSON COUNTY, TN

CAMT	83700.00
CON TX	309.69
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	320.69
CHECK	320.69

02/10/99 01 15:21 0001 4555

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1423840