Instr:200003020020779 Page: 1 OF 2
REC'D FOR REC 03/02/2000 3:13:23PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $582.75

THIS INSTRUMENT PREPARED BY:
Mudter & Patterson
Attorneys-at-Law
2000 Richard Jones Rd., #110
Nashville, Tennessee 37215

FILE: Box 9B
First Title and Escrow Company, Inc.

FTEC No. 16982

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $157,500.00

Erika L Radtke
Affiant

Subscribed and sworn to before me, this 1st day of March, 2000.

Notary Public

My Commission Expires:

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
ERIKA L. RADTKE	NEW OWNER	MAP 104-09-K
3818 West End Ave., #214		PARCEL 214.00CO
Nashville, Tennessee 37205		26W10079

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, JOHN D. FERGUSON AND WIFE, CAROLE S. FERGUSON, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to ERIKA L. RADTKE, 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 3818 West End Ave., #214 Nashville, Tennessee 37205.

This is not the principal residence of the Grantors.

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.

Wherever used, this singular shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of March, 2000.

John D. Ferguson
JOHN D. FERGUSON

Carole S. Ferguson
CAROLE S. FERGUSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN D. FERGUSON AND CAROLE S. FERGUSON, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of March, 2000.

My Commission Expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires SEPT. 23, 2000

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 214, together with the appurtenant interest in the common elements of The Montclair, a horizontal property regime established by Master Deed and By-Laws, of record in Book 7332, page 380, amended in Book 7902, page 113, 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 John D. Ferguson and wife, Carole S. Ferguson, by deed from Carolyn D. Welden, an unmarried person, of record in Book 10327, page 494, said Register's Office.

This conveyance is made subject to: (1) 2000 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 6846, page 838, Book 7332, page 380, amended in Book 7902, page 113; (3) Easements of record in Book 6846, page 833, confirmed and corrected in Book 6881, page 926, Book 7902, page 109, and Book 7902, page 145; (4) Charter of record in Book 7887, page 462; and (5) All matters appearing on the Plan of record in Plat Book 6900, page 954, said Register's Office.