File Box 29

Instr:20000313002554S Page: 1 OF 3
REC'D FOR REC 03/13/2000 12:40:19PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $1332.00

Seller: MAIN
Order No.: 875039/67150839

Data ID: 15819
Job No.: 8712

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:

Douglas B. Durham
(Name)
4401 Charleston Place Circle
(Street Address or Route Number)
Nashville, TN 37215
(City) (State) (Zip)

SEND TAX BILL TO: MAP PARCEL NUMBERS

Norwest Mortgage, Inc.
(Name)
405 SW Fifth Street
(Street Address)
Des Moines, IA 55309
(City) (State) (Zip)

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars and other good and valuable consideration paid to JOHN C. MAIN AND ANNE-MARIE MAIN, HUSBAND AND WIFE (hereinafter referred to as Grantor, whether one or more) by Douglas B. Durham and wife, Amanda G. Durham

(hereinafter referred to as Grantee, whether one or more), Grantors have this day bargained and sold, and does hereby transfer and convey unto the Grantee herein, his successors, heirs and assigns, certain real property in Davidson County, Tennessee, as follows, to-wit:

SEE EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

The above legal description includes memberships and/or ownerships of non-municipal water and/or sewer systems, if any.

TAX PARCEL NO.: 130-08.B-9

unimproved ( )
This is improved (x) property, known as

4401 CHARLESTON PLACE CIRCLE
(House Number) (Street) (P.O. Address)

NASHVILLE , TN 37215
(City or Town)

This conveyance is made and accepted subject to the lien for current taxes and other assessments and all valid and subsisting restrictions, reservations, conditions, limitations, encumbrances, covenants, exceptions and easements as may appear of record, if any, affecting the above described property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees their successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in **fee simple**, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

The singular number shall include the plural, the plural the singular, and use of any gender shall be applicable to all genders.

Prepared in the Law Office of: James P. Lazar, P.C., 5949 Sherry Lane, Suite 111, Dallas, Texas 75225

[Continued]

Seller: MAIN
Order No.: 875039/67150839

Data ID: 15819

Witness our hands this 13 day of December, 19 99, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Anne Marie Main
ANNE-MARIE MAIN—Grantor

J C M
JOHN C. MAIN—Grantor

STATE OF Georgia }
}
COUNTY OF Cobb }

Personally appeared before me, Deborah D. Hilton, a Notary Public in and for said County and State, JOHN C. MAIN, the within named bargainor, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Atlanta, GA, this 13 day of December, 19 99.

My Commission Expires: Notary Public, DeKalb County, Georgia My Commission Expires August 3, 2003

Deborah D Hilton
Notary Public

STATE OF Georgia }
}
COUNTY OF Cobb }

Personally appeared before me, Deborah D. Hilton, a Notary Public in and for said County and State, ANNE-MARIE MAIN, the within named bargainor, with whom I am personally acquainted (or proven 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 and official seal at Atlanta, GA, this 13 day of December, 19 99.

My Commission Expires: Notary Public, DeKalb County, Georgia My Commission Expires August 3, 2003

Deborah D Hilton
Notary Public

I hereby swear or affirm that the actual consideration for this transfer of property or interest in property is $ 360,000.00 which amount is equal to or greater than that which the property or interest would command at a fair or voluntary sale.

J C M
JOHN C. MAIN—Grantor

Anne Marie Main
ANNE-MARIE MAIN—Grantor

STATE OF Georgia }
}
COUNTY OF Cobb }

SWORN TO AND SUBSCRIBED TO BEFORE ME this the 13 day of December, 19 99.

(Affix Seal)

Notary Public, DeKalb County, Georgia
My Commission Expires August 3, 2003

My commission expires: _____

Deborah D Hilton
Notary Public

Seller: MAIN
Order No.: 875039/67150839

Data ID: 15819

EXHIBIT "A"

LEGAL DESCRIPTION

A CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 1, LOT 6 OF CHARLESTON PLACE, A HORIZONTAL PROPERTY REGIME PURSUANT TO THE TENNESSEE HORIZONTAL PROPERTY ACT, AS SHOWN ON THE PLAN TO THE MASTER DEED OF RECORD IN BOOK 5800, PAGE 286, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH SOURCE REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF DESCRIPTION, TOGETHER WITH THE SAID APARTMENT'S APPURTENANT UNDIVIDED INTEREST IN THE GENERAL AND LIMITED COMMON ELEMENTS OF THE CONDOMINIUM.

BEING THE SAME PROPERTY CONVEYED TO JOHN C. MAIN AND ANNE-MARIE MAIN FROM EDWIN C. JACKSON AND WIFE THERESE WILD JACKSON, RECORDED IN BOOK 11384 AT PAGE 433, IN DAVIDSON COUNTY RECORDS.