THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 16979** **File Box 9B** **First Title and Escrow Co., Inc.**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $565,000.00. Dirthy M. McFall Affiant Subscribed and sworn to before me this 20th day of MARCH, 2000. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 23, 2000

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
MAURICE ANDRIS GARR, JR. ROUTE 5, BOX W-15 GEORGETOWN, SC 29440	SAME	MAP 103-16-B PAR 128 AND 130 FB 07DA 79437 and 07DA 79439

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, DIRTHY M. MCFALL, UNMARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to MAURICE ANDRIS GARR, JR. ("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 4215 HARDING ROAD, #1109 AND #1111, NASHVILLE, TENNESSEE 37205.

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 this 20th day of MARCH, 2000.

Dirthy M. McFall

DIRTHY M. MCFALL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, DIRTHY M. MCFALL, with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of MARCH, 2000.

Notary Public

My Commission Expires: _____

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 23, 2000

Instr:200003220029130 Page: 1 OF 2
REC'D FOR REC 03/22/2000 12:50:42PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $2090.50

EXHIBIT "A"

Land in Davidson County, Tennessee, being Units Nos. 1109 and 1111 on the Plan of Windsor Tower Condominium Apartments of record in Plat Book 5200, page 71, 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 4215 Harding Road Homeowners' Association, a horizontal property regime established by Master Deed and By-Laws of record in Book 5313, page 338, amended in Book 8666, page 789, said Register's Office.

Being the same property conveyed to Dirthy M. McFall by deed from Frances N. Pullias of record in Book 9766, page 963, 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 5313, page 338, amended in Book 8666, page 789; (3) Easements of record in Book 3956, page 943; and (4) All matters appearing on the Plan of record in Plat Book 5200, page 71, said Register's Office.