Instr:200003270030624 Page: 1 OF 2
REC'D FOR REC 03/27/2000 2:23:01PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $638.25

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

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

FTEC No. 17088

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $172,500.00

Affiant

Subscribed and sworn to before me, this 24th day of March, 2000.

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

Notary Public

My Commission Expires: 11/29/03

My Commission Expires SEPT. 23, 2000

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
Mr. Edwin W. Moats, Jr.	SAME	Map 104-06-K
611 Commerce St., Ste. 3100		Parcel 101
Nashville, Tennessee 37203		FB# 26W 9854

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, THOMAS R. FLYNN AND TIMOTHY R. FLYNN, BOTH UNMARRIED, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to EDWIN W. MOATS, 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 101 St. Charles Place, Nashville, Tennessee 37212.

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 24th day of March, 2000.

THOMAS R. FLYNN

By: Thomas R. Flynn by Kathryn B. Patterson attorney in fact
KATHRYN B. PATTERSON, ATTORNEY-IN-FACT

TIMOTHY R. FLYNN

By: Timothy R. Flynn by Kathryn B. Patterson attorney-in-fact
KATHRYN B. PATTERSON, ATTORNEY-IN-FACT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHRYN B. PATTERSON, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for the said THOMAS R. FLYNN and TIMOTHY R. FLYNN, and is authorized by the said THOMAS R. FLYNN and TIMOTHY R. FLYNN, to execute this instrument on their behalf.

Witness my hand, at office, this 24th day of March, 2000.

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

My Commission Expires: 11/29/03

Notary Public

My Commission Expires SEPT. 23, 2000

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 101, together with the appurtenant interest in the common elements of St. Charles Place Condominium, a horizontal property regime established by Master Deed and By-Laws, of record in Book 6438, page 595 and re-recorded in Book 6452, page 864, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

being the same property conveyed to Katherine N. Flynn, Trustee of the Timothy R. Flynn Trust under agreement dated August 26, 1981 and Katherine N. Flynn, Trustee of the Thomas R. Flynn Trust under agrement dated August 26, 1981. Title being vested in Thomas R. Flynn, single and Timothy R. Flynn, single by quitclaim deed of record in Book 11176, page 15, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2000 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 6438, page 595, Book 6452, page 864, Book 6488, page 833, Book 6539, page 893; and (3) Charter of record in Book 6457, page 589, Register's Office for Davidson County, Tennessee.