File in Box No. 19 B

This Instrument Prepared by Howard Comfort
Two Devon Square 744 W. Lancaster Ave.
Wayne, Pa 19087-2594

#00-8-7-B

DLTC-00166

WARRANTY DEED

THIS INDENTURE, made this 28TH day of July, A.D., 20 00, between **SHARON D. ADAMS, unmarried,** of the City of Nashville, State of Tennessee, First Parties, and

STEVEN J. YURJEVICH, UNMARRIED
of the City of NASHVILLE, State of TENNESSEE, Second Parties

WITNESSETH; that said First Parties, for and in consideration of the sum of TEN AND NO/100---------- ($ 10.00----------) DOLLARS and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

BEING Unit No. 101 on the Plan of Fairmont Square I Condominiums, a horizontal property regime established by Master Deed of record in book 6445, page 612, as amended in Book 6484, page 111, the Plat of which is of record in Book 6250, page 310, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same premises which Tracy C. Patterson, a married woman, by Deed dated Oct. 30, 1998 and recorded in Davidson County, Tennessee in Deed Book Volume 11185, Page 446&c., granted and conveyed unto Sharon D. Adams, unamrried, in fee.

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REC'D FOR REC 08/23/2000 1:40:04PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $558.33

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except those listed in Exhibit "A" attached hereto.
and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either **singular or plural,** as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

_____(L.S.)

Sharon D. Adams (L.S.)
Sharon D. Adams

_____(L.S.)

_____(L.S.)

STATE OF TENNESSEE }
COUNTY OF Davidson }:ss

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State. **SHARON D. ADAMS, unmarried**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, in Davidson County, this 28th day of July 2000

Rebecca West
Notary Public

REBECCA WEST NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. SEAL

My Commission expires 11/29/03

THE NAME AND ADDRESS OF A PROPERTY OWNER
OWNER STEVEN J. YURJEVICH
ADDRESS 101 Fairmont Place
Nashville, TN 37203

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:
BANK OF AMERICA, N.A.
ADDRESS 2059 Northlake Parkway
Tucker, GA 30084

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $150,900. Affiant Steven J. Yurjevich.

Subscribed and sworn to before me this 18th day of August 2000

Notary Public
My Commission Expires: May 28, 2003

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT 'A'

1. All REAL PROPERTY taxes for the year 2000 and subsequent years, A LIEN, not yet due and payable (MAP 104-6-G, PARCEL 1).

2. All matters as set forth on the Plan of record in Plat Book 6250, page 310, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon, which per note #6 on said plan amends the recording of part of Lots 6 and 7 on the Map of West End Park, of record in Plat Book 161, page 47, said Register's Office.

3. All of the terms, conditions and provisions of the Tennessee Horizontal Property Act, as set forth in T.C.A. 66-27-101, et seq.

4. Covenants, restrictions, easements, reservations and interest in favor of other unit owners and all sewer, water, electric, telephone and other utility easements now or hereafter established and all other terms and conditions as may be set forth in the Master Deed and the By-Laws of Fairmont Square Condominiums appended thereto, of record in Book 6445, page 612, as amended in Book 6484, page 111, and Book 6653, page 895, Register's Office for DAVIDSON County, Tennessee.

5. Charter of Fairmont Square Homeowners Association, of record in Book 6491, page 842, and the Articles of Amendment thereto of record in Book 7555, page 377, and Book 7866, page 382, said Register's Office.

6. Agreement regarding maintenance of private road (access), of record in Book 11185, page 456, said Register's Office.