WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 99,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF October, 2000

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: March 23, 2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney-at-Law, 223 Madison Street, S. 103, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Julie B. Fuqua (NAME)	Capital Bank & Trust Company (NAME)	MAP 51-10E
802 Lewis ~~Street~~ Court (ADDRESS)	1820 West End Avenue (ADDRESS)	PARCEL 6
Madison, TN 37115 (CITY) (STATE) (ZIP)	Nashville, Tn 37203 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Catherine LeMay **a/k/a Catherine T. Sanderson LeMay and spouse, Jon C. LeMay**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Julie B. Fuqua

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT A

Davidson County DEEDWARR
Recvd: 11/01/00 14:07 3pgs
Fees:15.00 Taxes:366.30
20001101-0108452

unimproved ( )
This is improved (X) property, known as 802 Lewis ~~Street~~ Court, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 30th day of October 2000

Catherine T. Sanderson LeMay
Catherine LeMay

Jon C. LeMay
Jon C. LeMay

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Catherine LeMay a/k/a Catherine T. Sanderson LeMay and spouse Jon C. LeMay

the bargainor ____, with whom I am personally acquainted or proved 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 Madison, Tennessee, this 30th day of October, 2000.

Commission expires March 23, 2002

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. 6 on the Plan of Oakland Trace Condominiums, Phase III, as shown by plat of record in Book 6900, Page 454, Register's Office for said County to which plat reference is here made for a complete description thereof and as further set forth in Master Deed of Record in Book 7506, Page 623, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Catherine T. Sanderson by deed from Sue B. Grossholz dated May 17, 1994 and recorded in Book 9350, Page 584, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101 et seq of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established thereon; also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed of Oakland Trace Condominiums, Phase III as of record in Book 7506, Page 623, Register's Office for Davidson County, Tennessee and further subject to the Plan of Oakland Trace Condominiums, Phase III of record in Plat Book 6900, Page 454, Register's Office for Davidson County, Tennessee which shows an Owner's Certificate, certain notes, easements and building setback lines as set forth thereon.