SUSAN CALVERT-ROSENBERGER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $33,450.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of February, 2000.

Notary Public

MY COMMISSION EXPIRES: 1/19/2004

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, 1535 West Northfield Blvd. Suite #1, Murfreesboro, TN 37129

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Pody	Mark Pody	Map 133, Group 16A
(NAME) 270 Tampa Drive, Unit M-4	(NAME)	Parcel 155
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **BARCELONA JOINT VENTURE GROUP, A TENNESSEE GENERAL PARTNERSHIP**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents does transfer and convey unto **MARK PODY, MARRIED**, hereinafter called the GRANTEE(S), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. M4, of the Harding Glen (formerly, Barcelona) Condominiums created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated as established by a Master Deed, of record in Book 6400, page 801, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Units, as set forth in Exhibit "A-1" of said Master Deed. Reference is hereby made to the Plat of Harding Glen (formerly, Barcelona) Condominiums of record in Book 6400, page 839, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said Unit.

Being the same property conveyed to Barcelona Joint Venture Group (a Tennessee General Partnership) by Warranty Deed of record in Book 11745, page 147, of the Register's Office of Davidson County, Tennessee.

Subject to any and all matters as set forth in Master Deed of record in Book 6400, page 801 of the Register's Office for Davidson County, Tennessee; subject to restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

unimproved ( )
This is improved(X) property, known as 270 Tampa Drive, Unit M-4, Nashville, TN 37211
(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 GRANTEE(S), his heirs and assigns forever; and Grantor covenants with the said GRANTEE(S) that it is 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and we do further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his 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 our hands this 23rd day of February, 2000.

Barcelona Joint Venture Group

By: _____
Scott F. Ghertner, Trustee and Joint Venturer

BY: _____
Brad C. Fishel, Joint Venturer

BY: _____
Alven S. Ghertner, Joint Venturer

BY: _____
Daniel Rosen, Joint Venturer

Davidson County DEEDWARR
Recvd: 01/02/01 13:50 2pgs
Fees:11.18 Taxes:86.77

PICK-UP

20010102-0000526

STATE OF TENNESSEE)
:ss
COUNTY OF Davidson)

Before me, the undersigned Notary Public, personally appeared Scott F. Ghertner, who is known to me or proved to me on the basis of satisfactory evidence, that he is the Trustee of Barcelona Joint Venture Group and as such Trustee, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as Trustee.

Witness my hand and official seal this 23rd day of February, 2000.

Notary Public

My Commission Expires: 9-28-02

STATE OF TENNESSEE)
:ss
COUNTY OF Davidson)

Before me, the undersigned Notary Public, personally appeared Alven S. Ghertner, who is known to me or proved to me on the basis of satisfactory evidence, that he is a Joint Venturer of Barcelona Joint Venture Group and as such Joint Venturer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as Joint Venturer.

Witness my hand and official seal this 23rd day of February, 2000.

Notary Public

My Commission Expires: 9-28-02

STATE OF TENNESSEE)
:ss
COUNTY OF Davidson)

Before me, the undersigned Notary Public, personally appeared Brad C. Fishel, who is known to me or proved to me on the basis of satisfactory evidence, that he is a Joint Venturer of Barcelona Joint Venture Group and as such Joint Venturer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as Joint Venturer.

Witness my hand and official seal this 23rd day of February, 2000.

Notary Public

My Commission Expires: 9-28-02

STATE OF TENNESSEE)
:ss
COUNTY OF Davidson)

Before me, the undersigned Notary Public, personally appeared Daniel Rosen, who is known to me or proved to me on the basis of satisfactory evidence, that he is a Joint Venturer of Barcelona Joint Venture Group and as such Joint Venturer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as Joint Venturer.

Witness my hand and official seal this 23rd day of February, 2000.

Notary Public

My Commission Expires: 9-28-02