THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Davidson County DEEDWARR
Recvd: 06/15/01 15:01 2pgs
Fees:11.00 Taxes:503.20
20010615-0063722

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
John Shelby, et ux, et al 833A Wren Rd. Goodlettsville, TN 37072	Same as New Owner	Map 34-01-0-D Parcel 1.00 CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, MAYO ARCHITECTURE ASSOCIATES, LLC, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto JOHN SHELBY and wife, KIMBERLY SHELBY, AND THOMAS WAYNE KEY and wife, LuANN KEY, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Unit No. 1 on the Horizontal Property Regime of 833 Wren Road Office Park, a Professional Office condominium, of record in a Master Deed of record in Book 10828, page 406, Register's Office for Davidson County, Tennessee, to which deed reference is hereby made for a more complete description.

BEING a part of the same property conveyed to Mayo Architecture Associates, LLC, by deed from George Fager and wife, Jean Fager, of record in Book 10766, page 51, Register's Office for Davidson County, Tennessee.

The current mailing address for said property is 833A Wren Road, Goodlettsville, TN 37072.

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 the GRANTOR does covenant with the said GRANTEES, that the GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2001, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. Any and all matters as they may appear on the plan of record in Book 2331, page 64, said Register's Office.

3. Master Deed of record in Book 10828, page 406, said Register's Office.

4. Easement of record in Book 10987, page 672, said Register's Office.

5. Charter of record in Book 10822, page 91, said Register's Office.

And, the GRANTOR does further covenant and bind itself, its successors or assigns 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.

WITNESS our hands on the day and date last acknowledged below.

"GRANTOR"

MAYO ARCHITECTURE ASSOCIATES, LLC

BY: _____
GREGORY T. MAYO, President

BY: _____
WAYNE MAYO, Vice-President

"GRANTEES"

_____
JOHN SHELBY

_____
KIMBERLY SHELBY

_____
THOMAS WAYNE KEY

_____
LuANN KEY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN SHELBY and wife, KIMBERLY SHELBY, AND THOMAS WAYNE KEY and wife, LuANN KEY 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, at office, this the 13th day of June, 2001.

_____
NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires December 6, 2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared GREGORY T. MAYO, President and WAYNE MAYO, Vice-President, with whom I am personally acquainted and who acknowledged themselves to be the President and Vice-President, respectively, of MAYO ARCHITECTURE ASSOCIATES, LLC, the bargainor, a limited liability company, and as such President and Vice-President being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the limited liability company by themselves as President and Vice-President.

WITNESS my hand, at office, this the 13th day of June, 2001.

_____
NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires December 6, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $136,000.00.

_____
Affiant

Sworn to and subscribed before me, this the 13th day of June, 2001.

_____
NOTARY PUBLIC

Y C. DAVIDSON NOTARY PUBLIC AT LARGE OF TENNESSEE

My Commission Expires December 6, 2001