PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 21st day of June, 2001, by and between CHARLES A. WHEELER and JACKIE C. WHEELER, HUSBAND AND WIFE, hereinafter called Grantors, and W.L. GOAD, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, WE, CHARLES A. WHEELER and JACKIE C. WHEELER, HUSBAND AND WIFE, Grantors, do hereby bargain, sell, transfer and convey unto W.L. GOAD, hereinafter referred to as Grantee, his/her successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 555 N. DUPONT AVENUE, UNIT C-49, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantee that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, his/her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of Grantors on the day and year first above written.

Davidson County DEEDWARR
Recvd: 06/28/01 08:59 3pgs
Fees:15.00 Taxes:92.50

20010628-0068403

CHARLES A. WHEELER
Signature of Seller

JACKIE C. WHEELER
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, CHARLES A. WHEELER and JACKIE C. WHEELER, HUSBAND AND WIFE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **21st** day of June, 2001.

Notary Public

DENISE C. ALLIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

My Commission Expires: My Commission Expires May 30, 2004

Name and Address of Property Owner:

W.L. GOAD
211 Diane Drive
Madison, TN 37115

Property Address:

555 N. DUPONT AVENUE, UNIT C-49
MADISON, TN 37115

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 43-10A, PARCEL 63C

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$25,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

x W.L. Goad
Affiant

Sworn to and subscribed before me, a Notary Public, this **21st** day of **June, 2001.**

Notary Public

DENISE C. ALLIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

My Commission Expires: My Commission Expires May 30, 2004

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

Unit C-49 (211), Madison Park, 555 Dupont Avenue, Madison, Tennessee, as of record in Plat Book 5200, paage 179-182, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to CHARLES A. WHEELER and JACKIE C. WHEELER, HUSBAND AND WIFE, Warranty Deed from ED M. AND DONNA J. PHILLIPS,
of record in BOOK 9732, PAGE 198, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2001 and subsequent years, A LIEN, not yet due and payable (MAP 43-10A, PARCEL 63C, 2000 REAL PROPERTY TAXES ARE PAID IN THE AMOUNT OF 289.85).

2. All matters as set forth on the Plan of record in Plat Book 5200, pages 179-182, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

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 MADISON PARK CONDOMINIUMS appended thereto, of record in Book 5462, page 614, and Corrected Master Deed of record in Book 5608, page 563, Register's Office for DAVIDSON County, Tennessee.