THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **First Title & Escrow Co., Inc.** **FTEC File No. 18097**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $170,000.00. Affiant Subscribed and sworn to before me, this 27th day of JUNE, 2001. Notary Public My Commission Expires: 11-29-03

WARRANTY DEED

Address New Owner: Mr. Peter M. Adams 3818 West End Avenue, #209 Nashville, TN 37205	**Send Tax Bills To:** OWNER	**Tax Information:** MAP 104-19-K PAR 209.00 CO FB 26W 10074

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, PATRICK D. MADDUX, MARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to PETER M. ADAMS ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3818 West End Avenue, #209, Nashville, Tennessee 37205.

TARA SHEA MADDUX, the spouse of PATRICK D. MADDUX, joins in this conveyance solely to convey any marital interest she may have in subject property by virtue of her marriage to the said PATRICK D. MADDUX.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of JUNE, 2001.

PATRICK D. MADDUX

TARA SHEA MADDUX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, PATRICK D. MADDUX AND TARA SHEA MADDUX, 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 27th day of JUNE, 2001.

My Commission Expires

Notary Public

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires
NOV 29, 2003

Davidson County DEEDWARR
Recvd: 07/02/01 13:42 2pgs
Fees:13.00 Taxes:629.00

20010702-0069839

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 209, together with the appurtenant interest in the common elements of The Montclair, a horizontal property regime established by Master Deed, of record in Book 7332, page 380, amended in Book 7902, page 113, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit B to the aforementioned Master Deed.

Being the same property conveyed to Patrick D. Maddux by deed from Edward A. Scofield and Sherry L. Scofield (formerly Sherry L. Schmeing) of record in Book 10958, page 208, said Register's Office.

This conveyance is made subject to: (1) 2001 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 6846, page 838, Book 7332, page 380, amended in Book 7902, page 113; (3) Charter of record in Book 7887, page 462; (3) Easements of record in Book 6846, page 833, confirmed and corrected in Book 6881, page 926 and Book 7902, page 109 and Book 7902, page 145; and (4) All matters appearing on the Plan of record in Plat Book 6900, page 954, said Register's Office.