STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 16th day of August, 2001.

Notary Public

My Commission Expires: 10-18-04

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 08/20/01 10:31 2pgs
Fees:13.00 Taxes:425.50
20010820-0089469

ADDRESS NEW OWNER(S) AS FOLLOWS:
Scott Allen Tracey
146 West End Place, Unit 49
Nashville, TN 37205

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map/parcel:104-090-G-049.00 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Matthew R. Welsch, an unmarried man** hereinafter referred to as Grantors, hereby transfers and conveys to **Scott Allen Tracey, an unmarried man** hereinafter referred to as Grantees, their 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. 49, West End Condominiums (formerly known as Park Circle Condominiums) as shown in Exhibit B to the Master Deed establishing a horizontal property regime of Park Circle condominium of record in Book 6809, pages 610-620, Register's Office for Davidson County, Tennessee, along with an undivided interest in the common elements thereto of 1.960788% and subject to all terms and conditions of said Master Deed and By-Laws establishing a horizontal property regime for Park Circle condominiums, of record in Book 6809, page 569, and following in said Register's Office.

Being the same property conveyed to Matthew R. Welsch, a single person by deed from John H. Roland and wife, Lina Rowland by instrument of record in Book 11581, page 318, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 6809, Page 610-620, Register's Office for Davidson County, Tennessee.

Master Deed of record in Book 6809, page 569, and Book 9992, page 744, said Register's Office.

Rules and Regulations of record in Book 8834, page 727, said Register's Office.

Homeowner's Association Charter of record in Book 6820, page 916, said Register's Office.

Subject to a Deed of Trust in the original amount of $116,800.00 dated July 12, 1999, of record in Book 11581, page 321, and assigned in Book 11746, page 706, said Register's Office. Grantee agrees to assume and pay the outstanding debt.

County and/or City taxes for the year 2001 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 146 West End Place, Unit 49, Nashville, TN 37205.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 16th day of August, 2001.

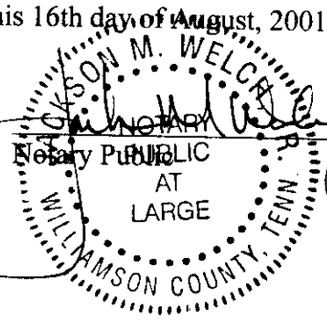
Matthew R. Welsch

Matthew R. Welsch

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Matthew R. Welsch, an unmarried man, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of August, 2001.



Notary Public

My Commission Expires 10-18-04

03710-ST