FILE BOX 19B

THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Reg. #3485
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North, Third Floor
P.O. Box 198985
Nashville, TN 37219-8985
(615) 256-9999

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE]
COUNTY OF DAVIDSON *]*

The actual consideration or value, whichever is greater, for this transfer is $134,500.00.

Patrick W. Swaney, Jr.
Affiant

Notary Public

My commission expires: 5/28/03

Name and Address of New Owner:

Patrick W. Swaney, Jr.
807 Marquette Drive
Nashville, TN 37205

Davidson County DEEDWARR
Recvd: 11/20/01 14:29 2pgs
Fees:13.00 Taxes:497.65
20011120-0127453

Send Tax Bills To:

NEW OWNER

Street Address of Subject Property:

807 Marquette Drive
Nashville, Tennessee 37205

Map and Parcel:

129-11-A 807

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JAMES W. CARELL,*** hereinafter called "**GRANTOR,**" has bargained and sold, and by these presents does transfer and convey unto **PATRICK W. SWANEY, JR.,**** hereinafter called "**GRANTEE,**" his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

*MARRIED
**UNMARRIED.

Being Unit No. 110R created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed for the Cloister at St. Henry, Phase 1D, as of record in Book 6933, page 927, as amended by Instrument of record in Book 7404, page 766, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in said Master Deed. Reference is hereby made to the Plat for the Cloister at St. Henry, Phase 1D, attached as Exhibit "B" to said Master Deed for proper identification.

Being the same property conveyed to James W. Carell by Quitclaim Deed from Lucille M. Cooper of record in Instrument No. 20010730-0080690, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to:

1. All matters shown on the Plan of Fifth Revision of The Cloister at St. Henry, Phase 1D, as of record in Book 6250, page 979, Register's Office for Davidson County, Tennessee.

2. The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, and is subject to the conditions, restrictions, options, encumbrances, liens, assessments, easements and undertakings contained in the Master Deed for The Cloister at St. Henry, Phase 1D, recorded in Book 6933, page 927, as amended by instrument of record in Book 7404, page 766, Register's Office for Davidson County, Tennessee and the Bylaws for The Cloister at St. Henry, recorded in Book 6042, page 650, Register's Office for Davidson County, Tennessee.

3. Sanitary sewer and/or storm easement of record in Book 4191, page 157, Register's Office for Davidson County, Tennessee.

4. Storm Water Detention Agreement by and between St. Henry's Property Development, Inc. and The Metropolitan Government of Nashville and Davidson County, as of record in Book 6862, page 384, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said condominium apartment, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantee understands that Grantor is conveying all his right, title and interest in and to the described condominium apartment and not real estate in fee simple. Grantor further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to the said Grantee, 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.

By execution of this Deed, Grantor certifies that the said condominium apartment is not his usual place of abode.

WITNESS my hand this 16th day of November, 2001.

J. W. Carell

JAMES W. CARELL

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 **JAMES W. CARELL,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at Brentwood, Tennessee, the day and year first above written.

NOTARY PUBLIC
AT LARGE
My Commission Expires
September 24, 2005
STATE OF TENNESSEE

NOTARY PUBLIC

My commission expires:

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