THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 18602**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $90,000.00. Affiant Subscribed and sworn to before me this 13th day of December, 2001. Notary Public My Commission Expires: _____ GARY G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires NOV 28 2003

WARRANTY DEED

Address New Owner: Mr. Steve Donnelly 1900 Richard Jones Road, #0-4 Nashville, TN 37215	**Send Tax Bills To:** NEW OWNER	**Tax Information:** MAP 117-15-A PAR 152.00 CO FB 16DA 23867

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, VIRGINIA N. MAXWELL, UNMARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to STEVE DONNELLY, UNMARRIED ("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 1900 Richard Jones Road, #0-4, Nashville, Tennessee 37215.

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 13th day of December, 2001.

Virginia N. Maxwell
VIRGINIA N. MAXWELL

Davidson County DEEDWARR
Recvd: 12/17/01 10:09 2pgs
Fees:13.00 Taxes:333.00
20011217-0138792

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, VIRGINIA N. MAXWELL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of December, 2001.

My Commission Expires: _____

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit 4 also known as Parcel No. 152 on the Plan of Green Hills Terrace Condominium Apartments of record in Plat Book 5200, page 64, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Green Hills Terrace, a horizontal property regime established by Master Deed of record in Book 5304, page 702, amended in Book 7841, page 557 and Book 9830, page 181, said Register's Office.

Being the same property conveyed to Virginia N. Maxwell by deed from Raymond J. Bottoms and Catherine R. Bottoms of record in Book 8631, page 191, said Register's Office.

This conveyance is made subject to (1) Restrictions of record in Book 5304, page 702, Book 7841, page 557 and Book 9830, page 181; (2) Easements of record in Book 3879, page 569 and Book 4320, page 896; and (3) All matters appearing on the Plan of record in Plat Book 5200, page 64, said Register's Office.