THIS INSTRUMENT PREPARED BY: **MUDTER & PATTERSON** **2000 Richard Jones Road** **Suite 103** **Nashville, Tennessee 37215** **(615) 383-4429** **File Box: 9B** **File Number: 18646**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $465,000.00 Affiant Subscribed and sworn to before me this 11th day of January, 2002. Notary Public My Commission Expires:

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

My Commission Expires NOV. 29, 2003

WARRANTY DEED

Address New Owner(s): Mr. and Mrs. Stephen M. Pratt 1306 Chickering Road Nashville, TN 37215	Send Tax Bills to: AmSouth Bank P.O. Box 57046 Irvine, CA 92619-7046	Tax Information: Map 104-2-T Parcel 503.00 CO

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, LYNN S. ELLSWORTH, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to STEPHEN M. PRATT AND WIFE, LEONA A. PRATT ("Grantee"), his 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 known as Penthouse 3, West End Lofts Condominiums, 3014 Hedrick Street, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest thereto belonging, to Grantee, his 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 himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Pursuant to the terms of Paragraph 8 of the Master Deed, Grantor hereby allocates to Grantee parking spaces numbers 14 and 20 as depicted on page 13 of Exhibit "D" to the Master Deed, described in Paragraph 2, 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 11th day of January, 2002.

LYNN S. ELLSWORTH

Davidson County DEEDWARR
Recvd: 01/15/02 11:48 2pgs
Fees:13.00 Taxes:1720.50

20020115-0006021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lynn S. Ellsworth, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and office, this 11th day of January, 2002.

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

Notary Public

My Commission Expires:

My Commission Expires NOV. 29, 2003

Exhibit "A"

Legal Description

Land in Davidson County, Tennessee being Unit No. 503, also known as Penthouse 3 or PH3, together with the appurtenant interest in the common elements of West End Lofts Condominiums, a horizontal property regime established by Master Deed, appearing as Instrument No. 200007140069948, as amended by First Amendment to Master Deed and By-Laws of West End Lofts Condominiums, recorded as Instrument No. 20010524-0054282, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed.

Being part of the same property conveyed to Lynn S. Ellsworth by deed from Robert C. Lineberger and wife, Anne M. Lineberger appearing as Instrument No. 200007140069946, Register's Office for Davidson County, Tennessee.

Permitted Exceptions

1. State and County Taxes for the year 2002, which have been prorated and assumed by Grantee.

2. Covenants, Conditions, Restrictions, and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed and By-Laws for West End Lofts Condominiums appearing as Instrument No. 200007140069948 as amended by First Amendment to Master Deed and By-Laws of West End Lofts Condominiums, recorded as Instrument No. 20010524-0054282 Register's Office for Davidson County, Tennessee.

3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. Sections 66-27-101, et seq.

4. All matters appearing on the Plan of record in Plat Book 11190, Page 63, Register's Office for Davidson County, Tennessee.

5. Landscaping Contract appearing as Instrument No. 200008020076554, Register's Office for Davidson County, Tennessee.