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. 18590**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $169,000.00. Michael S. Nettles Affiant Subscribed and sworn to before me, this 31st day of December, 2001. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
STEVEN L. SCESA 3813 West End Ave., Unit 213 Nashville, Tennessee 37205	Franklin American Mortgage 501 Corporate Center Drive Suite 400 Franklin, TN 37067	MAP 104-09-OK PAR 213.00CO FB 26W10078

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, MICHAEL T. NETTLES AND HUSBAND ARIE L. NETTLES ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to STEVEN L. SCESA, 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 3813 West End Ave., Unit 213, Nashville, Tennessee 37205.

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 31st day of December, 2001.

Michael S. Nettles
MICHAEL T. NETTLES

ARIE L. NETTLES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, MICHAEL T. NETTLES AND ARIE L. NETTLES, 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 31st day of December, 2001.

My Commission Expires: _____

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

Notary Public

Davidson County DEEDWARR
Recvd: 01/18/02 13:33 2pgs
Fees:13.00 Taxes:625.30

20020118-0007900

Exhibit "A"

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 213 on The Montclair, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on The Plan of record in Book 6900, page 954 and further set forth in Book 7332, page 380 and amended in Book 7902, page 113, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

BEING the same [illegible]

Being the same property conveyed to Michael T. Nettles and wife, Arie L. Nettles by deed from Thomas Lee Patton, Jr., an unmarried person appearing as Instrument No.20000915-0091835, said Register's Office.

This conveyance is made subject to: (1) Restrictions of record in Book 6846, page 838, Book 7332, page 380, Book 7902, page 113; (2) Charter of record in Book 7887, page 462; (3) Easements of record in Book 6846, page 833, Book 6881, page 926, Book 7902, page 145; and (4) All matters appearing on the Plan of record in Plat Book 6900, page 954, said Register's Office.