File in Box No. 19 B

WARRANTY DEED

STATE OF TENNESSEE #02-2-8-B
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 109,900.00

James Brian Modrall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF February, 2002

Notary Public

MY COMMISSION EXPIRES: May 28, 2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES BRIAN MODRALL (NAME)	"NEW OWNER" (NAME)	MAP 114-11-0-A
7470 Charlotte Pike, U/124 (ADDRESS)	(ADDRESS)	PARCEL 024
Nashville, TN 37209 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, KARL E. HAURY, JR., MARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES BRIAN MODRALL, UNMARRIED

HEREINAFTER CALLED THE 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. 124 on the Plan of West Hills Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed and By Laws, of record in Instrument No.: 20001212-0122257, Supplement and Amendment of record in Instrument No.: 20020125-0010757 and Instrument No.: 20020125-0010758, 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 of West Hills Condominiums, as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

BEING the same property conveyed to Karl E. Haury, Jr., by Deed from 21 Century Partners, a Tennessee general partnership, composed of Eric W. Crafton, Jacky W. Allen, Joe Gower, Mikeco Holdings, Inc., Successor to Lovell & Malone, Inc., and C & C Development and Construction Co., Inc., Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the

CONTINUED

unimproved ( )
This is improved (X) property, known as 7470 Charlotte Pike, Unit 124, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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 7th day of February, 2002

Karl E. Haury, Jr.
KARL E. HAURY, JR.

Davidson County DEEDWARR
Recvd: 02/11/02 11:40 2pgs
Fees:13.00 Taxes:406.63

20020211-0017889

DCTN01WC

LEGAL DESCRIPTION CONTINUATION

Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed and By Laws establishing a Horizontal Property Regime of West Hills Condominiums, all of the above aforementioned, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

"Subject property is not nor ever has been the principal place of residence of grantor."

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named KARL E. HAURY, JR., MARRIED the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 7th day of February, 2002.

My Commission Expires: 05/28/03

Notary Public