"PREPARED SOLELY FROM THE INFORMATION PROVIDED BY THE PARTIES TO THIS TRANSACTION." FILE BOX 19B

WARRANTY DEED

02-2-47-D

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 600,065.00

Stanley Bernard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF February 2002

Notary Public

MY COMMISSION EXPIRES: ~~May 20, 2003~~ 9/24/02
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 03/22/02 16:00 2pgs
Fees:13.00 Taxes:2249.84
20020322-0035640

THIS INSTRUMENT WAS PREPARED BY

WEISS & WEISS, ATTYS AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
STANLEY BERNARD (NAME)	" NEW OWNER " (NAME)	MAP 103-12
6010 Dunham Springs Road (ADDRESS)	(ADDRESS)	P/O PARCEL 227
Nashville, TN 37205 (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, JACKSON-TRINITY, A TENNESSEE GENERAL PARTNERSHIP

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO STANLEY BERNARD AND WIFE, ADELL BERNARD

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:

UNIT 104 and the parking spaces and storage area designated and assigned to Unit 104 on the Plan of The Jacksonian 4000 Condominiums as described to Exhibit "B" to the Master Deed of The Jacksonian 4000 Condominiums of record in Instrument No.: 20020208-0017172, Register's Office for Davidson County, Tennessee to which instrument reference is made for a complete legal description.

BEING part of the same property conveyed to Jackson-Trinity, LLC, by Deed from Holy Trinity Evangelical Lutheran Church of record in Book 11227, Page 653, and in Book 11227, Page 658, 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 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 establishing a Horizontal Property Regime of The Jacksonian 4000 Condominiums, of record as aforesaid, said Register's Office; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Title to the subject property now being held in the name of Jackson-Trinity, a Tennessee General Partnership under the Plan of Merger with Jackson Trinity,

CONTINUED

unimproved ( )
This is improved (X) property, known as West End Avenue U/104 Jacksonian, Nashville, TN 37205
(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 25th day of February 2002

JACKSON-TRINITY, A TENNESSEE GENERAL PARTNERSHIP
By:
John T. Rochford, Mgt. Gen. Partner

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____, _____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared John T. Rochford and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Mgt. Gen. Partner and _____ respectively of the JACKSON-TRINITY, A TENNESSEE the within named bargainor, and corporation, and that he as such Mgt. Gen. Partner and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said John T. Rochford as such Mgt. Gen. Partner, and attesting the same by the said _____ as such _____. Nashville,

Witness my hand and official seal at office at [redacted]d, TN on this the 25th day of February, 2002 .

My commission expires ~~May 28, 2003~~ September 28, 2002

Gillian Franck
Notary Public

CONTINUED FROM PAGE ONE

LLC, A Tennessee Limited Liability Company,
dated December 30, 1999.

