This Instrument Prepared By:
John T. Gwin, Attorney at Law
2800 North Mt. Juliet Road
Mt. Juliet, Tennessee 37122-3008

ADDRESS NEW OWNER:
Geoffrey A. Mason
2717 Penn Meade Drive
Nashville, Tennessee 37214

Davidson County DEEDWARR
Recvd: 03/26/02 16:11 3pgs
Fees:18.00 Taxes:321.90
20020326-0036909

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Guaranty Trust Company
640 Broadmor Boulevard, Suite 100
Murfreesboro, Tennessee 37129--1218

MAP **052-13-0-A**
GROUP
PARCEL **7.00CO**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Christopher E. Buss and wife, Julie A. Buss** hereinafter called the Grantors, have bargained and sold, and by these presents, do transfer and convey unto **Geoffrey A. Mason, unmarried**, hereinafter called the Grantee, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 7 on the Condominium site plan of Phase 1, River Glen, of record in Book 6900, page 650 and 651, amended in Book 6900, page 671, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Christopher E. Buss and wife, Julie A. Buss by deed from Jennifer J. Norton and wife, Leanne J. Brownfield dated May 3, 2001 of record in Instrument 20010509-0048290, Register's Office for Davidson County, Tennessee.

This is improved property known as 2717 Penn Meade Drive, Nashville, Tennessee 37214.

Taxes for the current year have been settled between the parties. This conveyance is made subject all planning, zoning, and health department rules and regulations which may affect the premises. This conveyance is also made subject to the following matters:

1. Subject to Real Property Taxes for 2002, a lien not yet due and payable. Map 052-13-0-A, Parcel 7.00CO. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. Any applicable 2002 ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

2. Subject to restrictive covenants contained in an instrument of record in Book 7566, page 577 and amended in Book 9730, page 947, said Register's Office, and to which instrument reference is here made for the complete and exact terms of said restrictive covenants.

3. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 6900, page 650 and amended in Plat Book 6900, page 671, Register's Office for Davidson County, Tennessee, including but not by way of limitation an Owner's Certificate; all setback lines and easements as depicted on said plat and health department rules and regulations. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and,

Grantors do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

Grantors do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hand this the 18th day of March, 2002.

Christopher E. Buss

Julie A. Buss

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Christopher E. Buss and wife, Julie A. Buss**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 18th day of March, 2002.

Patricia M. Gwin
NOTARY PUBLIC

My Commission Expires: 12/15/2004

PATRICIA M. GWIN
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENNESSEE

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $87,000.00.

Dec. 15, 2004

AFFIANT

Subscribed and sworn to before me on this 18th day of March, 2002.

Patricia M. Gwin
NOTARY PUBLIC
My Commission Expires: 12/15/2004

PATRICIA M. GWIN
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENNESSEE
My Commission Expires Dec. 15, 2004