Davidson County DEEDWARR
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SPECIAL WARRANTY DEED

TO:	William H. Gentry and wife, Wanda M. Gentry	C. Mark Carver, Esq. Sherrard & Roe, PLC 424 Church Street, Suite 2000
FROM:	Gayle Elam Smith and Wade H. Elam	Nashville, TN 37219

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
William H. Gentry and wife, Wanda M. Gentry Unit 608, Rokeby Condominiums 3901 West End Avenue Nashville, Tennessee	Same	Map 39 Parcel 103-16-A/9

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $275,000.00.

William H. Gentry
Affiant

Sworn to and subscribed before me, this 28 day of March, 2002.

Lori McPherson
Notary Public

My Commission Expires: 5-26-02

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged **Gayle Elam Smith and Wade H. Elam** (hereinafter collectively called the "Seller"), has bargained and sold, and by these presents does transfer and convey unto **William H. Gentry and wife, Wanda M. Gentry** (hereinafter called the "Buyer"), and Buyer's successors and assigns all of Seller's interest in real property in Davidson County County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or otherwise. 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.

IN WITNESS WHEREOF, Seller has caused this Special Warranty Deed to be executed effective as of the 28 day of March, 2002.

SELLER:

Gayle Elam Smith

Gayle Elam Smith

Wade H. Elam

Wade H. Elam

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Gayle Elam Smith, the within named bargainor, 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 seal, at Office in Nashville, Tennessee, this 28th day of March, 2002.

Lori McPherson

Notary Public

My Commission Expires: 5-26-02

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Wade H. Elam, the within named bargainor, 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 seal, at Office in Nashville, Tennessee, this 28 day of March, 2002.

Lori McPherson

Notary Public

My Commission Expires: 5-26-02

EXHIBIT A

PROPERTY DESCRIPTION

LAND in Davidson County, Tennessee, being UNIT No. 608, on the plan of Rokeby, according to the Master Deed of record in Book 4829, page 138, in the Register's Office of Davidson County, Tennessee, and more particularly described in Plat Book 5060, page 142, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Nelson Elam and wife, Adele B. Elam, by Deed of Record in Book 7124, page 766, Register's Office for Davidson County, Tennessee. The said Nelson Elam has since died and upon his death title was vested in Adele B. Elam as the sole surviving tenant by the entirety. The said Adele B. Elam has since died, and upon her death, title was vested in Gayle Elam Smith and Wade Elam pursuant to the Last Will and Testament of Adele Billingsley Elam filed of record in Docket No. 01P579, in the Probate Court of Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Real property taxes for 2002, a lien not yet due and payable.

2. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, power of attorney, and limitations on title, created by the Tennessee "Horizontal Property Act" Tennessee Code Annotated and as set forth in the Master Deed record in Book 4829, page 138, amended in Book 4983, page 98; Book 5096, page 409; Book 5459, page 179; Book 7399, page 814; and Book 9828, page 213.

3. Charter of Rokeby Homeowner's Association, Inc. of record in Book 4949, page 924.