THIS INSTRUMENT PREPARED BY:
Mudter & Patterson
Attorneys-at-Law
2000 Richard Jones Rd., #110
Nashville, Tennessee 37215

FILE: Box 9B
First Title and Escrow Company, Inc.

FTEC No. 18780

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $155,000.00

John H. Teas III
Affiant

Subscribed and sworn to before me, this 28th day of March, 2002.

Notary Public

My Commission Expires: September 25, 2004

GEORGE E. MUDTER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.
My Commission Expires September 25, 2004

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
JOHN H. TEAS, III	SUNTRUST BANK	MAP 104-6-M
210 Fairmont Court	201 4th Avenue North, 7th Fl	PARCEL 10.00 CO
Nashville, Tennessee 37203	Nashville, Tennessee 37219	FB# 21W13328

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, W. W. MCCRARY, IV, UNMARRIED, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to JOHN H. TEAS, III, 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 210 Fairmont Court, Nashville, Tennessee 37203.

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.

Wherever used, this singular shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of March, 2002.

W. W. MCCRARY, IV

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, W. W. MCCRARY, IV, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of March, 2002.

GEORGE E. MUDTER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.
My Commission Expires September 25, 2004

My Commission Expires:

Notary Public

Davidson County DEEDWARR
Recvd: 04/01/02 12:22 2pgs
Fees:13.00 Taxes:573.50

20020401-0039085

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. A-10, together with the appurtenant interest in the common elements of Fairmont Court Condominium Association, a horizontal property regime established by Master Deed, of record in Book 6686, page 708, amended in Book 6712, page 125, Book 6774, page 221, Book 6823, page 962, Book 6893, page 62, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the Revised aforementioned Master Deed and being located upon Lot No. 1 on the Plan of A Resubdivision of Lot 1 of Fairmont Square II Subdivision of record in Plat Book 6250, page 825, amended in Plat Book 6900, page 98, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to W. W. McCrary, IV, an unmarried person by deed from Timothy R. Cleary and wife, Tamara Cleary of record in Book 10291, page 131, said Register's Office.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; (2) Covenants of record in Book 182, page 36; (3) Charter of record in Book 7078, page 447; (4) Restrictions of record in Book 6686, page 708, Book 6712, page 125, Book 6774, page 221, Book 6823, page 962, Book 6893, page 62; (4) Easements of record in Book 7051, page 572, Book 9850, page 210, Book 2270, page 206; and (5) All matters appearing on the Plan of record in Plat Book 6250, page 825, Plat Book 6900, page 98, said Register's Office.