This Instrument Prepared by:

GLENN S. MACBETH
ATTORNEY AT LAW
SUITE 12 LINCOLN SQUARE
1535 WEST NORTHFIELD BOULEVARD
MURFREESBORO, TENNESSEE 37129

NAME AND ADDRESS OF NEW OWNERS:

Peter Albert Zavadil
1504 Bouldin Avenue
Austin, Texas 78704

SEND TAX BILLS TO:
Same

Davidson County DEEDWARR
Recvd: 04/05/02 09:01 2pgs
Fees:13.00 Taxes:216.45
20020405-0041679

WARRANTY DEED

(Map Number 105-10-0-A; Parcel Number 202.00 CO)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, the undersigned, **CYNTHIA THOMSON,** have bargained and sold and do hereby transfer and convey unto **PETER ALBERT ZAVADIL**, his heirs and assigns, forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

A CERTAIN CONDOMINIUM APARTMENT in Davidson County, Tennessee, being Unit No. B-6 of the BeechTree 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 for BeechTree Condominiums, of record in Book 11174, page 284, and as amended by First Amendment, of record in Book 11680, page 193, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 11174, page 328, said Register's Office, 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 plan of BeechTree Condominiums, as shown on the Exhibit Map to the First Amendment to the Master Deed, of record in Book 11680, page 193, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Cynthia Thomson, unmarried, by deed from Cabana, LLC, a Tennessee limited liability company, of record in Instrument 20000620-0061073, Register's Office for Davidson County, Tennessee.

The legal description contained herein is the same as that contained in the previous instrument of record.

THIS CONVEYANCE IS MADE SUBJECT to minimum setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat and Master Deed of record in Book 11174, page 284, as amended in Book 11680, page 193, to By-Laws of record in Book 11174, page 328, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as: **2020 Beech Avenue, B-6, Nashville, TN 37204**

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate, title and interest belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor 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 noted herein.

GRANTOR FURTHER COVENANTS and binds Grantor, her heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND AND SIGNATURE on this the 28th day of February, 2002.

Cynthia Thomson

CYNTHIA THOMSON

Mary Ann McCready, Atty in Fact

By: Mary Ann McCready, Her Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared the within named Mary Ann McCready, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) who acknowledged that she executed the foregoing instrument (Warranty Deed) on behalf of Cynthia Thomson, and acknowledged that she executed the same as the free act and deed of the said Cynthia Thomson, and for the purposes therein contained, by virtue of Power of Attorney executed by Cynthia Thomson, being recorded simultaneously herewith in Instrument 20020405-0041678 Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at office in Nashville, Tennessee, on this the 28th day of February, 2002

Glenn S. Macbeth, Notary

My Commission Expires: August 18, 2002

GLENN S. MACBETH NOTARY AT LARGE RUTHERFORD CO., TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$58,500.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

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

Glenn S. Macbeth, Notary

My Commission Expires: August 18, 2002

GLENN S. MACBETH NOTARY AT LARGE RUTHERFORD CO., TENNESSEE