Prepared by and after Recording Return To:
Title Enterprises, LLC
214 Centerview Drive, Suite 225
Brentwood, TN 37027
File # 2-020330

Davidson County DEEDWARR
Recvd: 04/15/02 15:38 3pgs
Fees:18.00 Taxes:371.85
20020415-0046554

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sarah S. Flynn,** (hereinafter referred to as "Grantors") have this day bargained and sold and do hereby transfer and convey unto **Paul Dedick and wife, Alexandra Dedick** (hereinafter referred to as "Grantee"), it's successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), it's successors and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real-estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

This conveyance is made subject to all zoning regulations, building restrictions, easements, rights of public utilities or other governmental regulations applicable to the foregoing property.

The taxes for the current year have been prorated and are assumed by the grantee(s).

Witness my hand this 5 day of April, 2002.

Sarah S. Flynn

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Sarah S. Flynn,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

WITNESS my hand and official seal, this 5 day of April, 2002.

April G. Nichols
Notary Public

APRIL G. NICHOLS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN

My Commission Expires: _____

MY COMM. EXP. OCT. 21, 2003

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$ 100,500.00** which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 5 day of April, 2002.

Notary Public

My Commission Expires: _____

APRIL G. NICHOLS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN

MAP AND PARCEL NUMBERS: 103-08-0-B-320.00 2003

ADDRESS NEW OWNER:
Paul and Alexandra Dedick
320 Sloan Road
Nashville, TN 37209

SEND TAX BILLS TO
Paul and Alexandra Dedick
320 Sloan Road
Nashville, TN 37209

EXHIBIT A

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Being a certain condominium apartment in Davidson County, Tennessee, being Unit No. 320 Building B on the plan of Parklane Condominium Phase V as set forth on Exhibit "A" to the amendment of the Master Deed and by Laws of record in Book 7937, page 87 and Book 7896, page 710, respectively, Register's Office for Davidson County, Tennessee, which plan and record are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Sarah S. Flynn from Margaret Rebecca Flynn, unmarried, by Warranty Deed dated December 21, 1999 and recorded January 4, 2000 in Instrument No. 200001040000804, Register's Office for Davidson County.

This conveyance is subject to all matters of record on plat in Master Deed 7937, page 67 and Master Deed 7896, page 710, Register's Office for Davidson County.

This conveyance is made subject to all zoning regulations, building restrictions, easements, rights of public utilities or other governmental regulations applicable to the foregoing property. The taxes for the current year have been prorated and are assumed by the grantee(s).

(2-020330.PFD/2-020330/3)