Davidson County DEEDWARR
Recvd: 04/23/02 15:50 2pgs
Fees:13.00 Taxes:678.95
20020423-0050232

This Instrument Prepared By:
Kathryn H. Pennington
Suite 1050 American Center
3100 West End Avenue
Nashville, TN 37203

91-A

NEW OWNER	SEND TAX BILL	MAP-PARCEL NO.
Hilton B. Forcum and Lucianne Forcum Wilt 4215 Harding Pk, #903 Windsor Tower Nashville, Tennessee 37205	SAME	Map 103-16-B Parcel 98

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Roy W. Novak, unmarried, ("Grantor"), has bargained and sold, and by these presents does transfer and convey to Hilton B. Forcum and Lucianne Forcum Wilt ("Grantees"), their heirs, successors, and assigns, certain real estate (the "Property") in Davidson County, Tennessee, described as follows:

A condominium apartment in Davidson County, Tennessee, being Unit No. 903 of Windsor Tower, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 5200, page 71, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Roy W. Novak by deed from Dr. Jean F. Kleeman of record at Instrument No. 20011210-0135575, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs, successors and assigns, forever.

The Grantor covenants with the Grantees that Grantor is lawfully seized and possessed of the said Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered, except as follows:

(1) 2002 Davidson County taxes, a lien not yet due or payable which have been prorated at closing and assumed by Grantees.

(2) The Plan, with Owner's Certificate, of record in Plat Book 5200, page 71, said Register's Office, which Plan and record thereof are incorporated herein and made a part hereof by reference thereto.

(3) Subject to the provisions of the condominium Master Deed of record in Book 5313, page 338, as amended in Book 8666, page 789, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters, to which Master Deed reference is hereby made for more particulars.

(4) Rights of others in and to the common areas/elements.

This is improved property commonly known as 4215 Harding Pike, Unit 903, Windsor Tower, Nashville, Davidson County, Tennessee.

The Grantor further covenants to warrant and forever defend the title to the Property to the Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed this 22nd day of April, 2002.

Roy W. Novak

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, of the said county and state, **Roy W. Novak,** 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, at office, this 22nd day of April, 2002.

Notary Public

My Commission Expires: 3/25/06

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $183,500.00.

Affiant

Sworn to and subscribed before me this 22nd day of April, 2002.

Notary Public

My Commission Expires: 3/25/06