Dav. Co. File Box 14-A

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215**	STATE OF TENNESSEE: jtc file no. 15051-2 COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $168,500.00 David A. Fox Affiant Subscribed and sworn to before me, this 26th day of April, 2002. Notary Public My Commission Expires:

File/Box/9B:
First Title & Escrow Co., Inc.
FTEC File No. 18967

Davidson County DEEDWARR
Recvd: 04/29/02 08:54 2pgs
Fees:13.00 Taxes:623.45
20020429-0051955

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

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
CHARLES ANDERSON RANSOM, JR. 3818 West End Ave., #310 Nashville, Tennessee 37205	Wells Fargo Home Mortgage P. O. Box 371356 Pittsburgh, PA 15250-7356	MAP 104-9-K PAR 310.00CO FB 26W10089

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, DAVID A. FOX. MARRIED, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to CHARLES ANDERSON RANSOM, JR., 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 3818 West End Avenue, #310, Nashville, Tennessee 37205.

Carrington N. Fox, spouse of David A. Fox, joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property by virtue of her marriage to the said David A. Fox.

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.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of April, 2002.

David A. Fox
DAVID A. FOX

CARRINGTON N. FOX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, DAVID A. FOX AND CARRINGTON N. FOX, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand, at office this 26th day of April, 2002.

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

My Commission Expires:

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 310, together with the appurtenant interest in the common elements of The Montclair, a horizontal property regime established by Master Deed, of record in Book 7332, page 380, amended in Book 7902, page 113, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to David A. Fox, a single person by deed from David E. Wilkins of record in Book 8705, page 357, said Register's Office.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 6846, page 838, Book 7332, page 380, Book 7902, page 113; (3) Easements of record in Book 6846, page 833, Book 6881, page 926, Book 7902, page 109, Book 7902, page 145; and (4) Charter of record in Book 7887, page 462; and (5) All matters appearing on the Plan of record in Plat Book 6900, page 954, said Register's Office.