39-03

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***203,000.00.

Affiant

Subscribed and sworn to before me this 17th day of May, 2002.

Notary Public

My Commission Expires: 7-30-05

KENNETH M. SELLERS NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

Davidson County DEEDWARR
Recvd: 05/20/02 13:19 2pgs
Fees:13.00 Taxes:751.10
20020520-0061393

ADDRESS OF NEW OWNER

JENNIFER DITTY
3053 Woodlawn Drive
Nashville, Tennessee 37215

SEND TAX BILLS TO

National Bank of G
115 29th ave, So
Nashville, TN
37212

MAP & PARCEL NOS.

MAP 117-2-D
PARCEL 22

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED THREE THOUSAND AND 00/100 DOLLARS ($***203,000.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, I, JAMES F. BARTON, JR., unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto JENNIFER DITTY, unmarried, (hereinafter called the "GRANTEE"), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING a certain condominium apartment in Davidson County, Tennessee, described as Unit No. 22, The Clairmont Condominiums, a Horizontal Property Regime, located on Woodlawn Drive, Nashville, Davidson County, Tennessee, as shown on the Plat of The Clairmont Condominiums, recorded in Plat Book 6200, page 551, said Register's Office and described in a Master Deed recorded in Book 7096, page 940, amended in Book 7108, page 98, Book 7117, page 70, Book 7637, page 319, reinstated in Book 8263, page 703, said Register's Office, to which reference is hereby made.

The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Clairmont Condominiums, contained in the Master Deed and By-Laws appended thereto recorded in Book 7096, page 940, amended in Book 7108, page 98, Book 7117, page 70, Book 7637, page 319, reinstated in Book 8263, page 703; By-Laws amended in Book 8108, page 913, and Book 8251, page 180, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

BEING the same property conveyed to James F. Barton, Jr. by deed from Christine L. O'Meara, unmarried, of record as Instrument No. 20011105-0121268 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 3053 Woodlawn Drive, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee.

2. Matters, if any, shown on the plan of Clairmont Condominiums of record in Book 6200, page 551, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 15 day of May, 2002.

JAMES F. BARTON, JR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES F. BARTON, JR. the 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 and official seal this 15 day of May, 2002.

KENNETH BAILEY NOTARY PUBLIC DAVIDSON CO., TN LARGE

Notary Public

My Commission Expires: 7-30-05