THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 19048**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $50,000.00. Affiant Subscribed and sworn to before me, this 24th day of MAY, 2002. Notary Public My Commission Expires: 11-29-03

WARRANTY DEED

Address New Owner: Mr. and Mrs. William H. Bernstein 7410 Bridle Drive Nashville, TN 37221	**Send Tax Bills To:** NEW OWNER	**Tax Information:** MAP 104-9-E PAR 006.00

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, RICHARD COURTNEY, MARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to WILLIAM H. BERNSTEIN AND WIFE, HEDWIG M. BERNSTEIN ("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 3520 West End Avenue, #6, Nashville, Tennessee 37205.

Subject property is not and never has been the marital residence of the GRANTOR.

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 24th day of MAY, 2002.

RICHARD COURTNEY

Davidson County DEEDWARR
Recvd: 05/28/02 10:37 2pgs
Fees:13.00 Taxes:185.00
20020528-0064145

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, RICHARD COURTNEY, 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 24th day of MAY, 2002.

Notary Public

My Commission Expires: 11-29-03

GERALD G. PATTERSON NOTARY PUBLIC AT-LARGE STATE OF TENNESSEE

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit 6 on the Plan of Richland Place Condominiums of record in Plat Book 5200, page 570, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Richland Place Homeowners' Association, a horizontal property regime established by Master Deed of record in Book 6100, page 222, said Register's Office.

Being the same property conveyed to Richard Courtney, unmarried, by deed from Richard Heydel, married of record in Book 10908, page 28, 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 6100, page 222; (3) Charter of record in Book 6098, page 374, and in Book 8417, page 428; and (4) All matters appearing on the Plan of record in Plat Book 5200, page 570, said Register's Office.