Davidson County DEEDWARR
Recvd: 06/07/02 10:27 2pgs
Fees:13.00 Taxes:499.50
20020607-0069488

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

NEW OWNER	SEND TAX BILL	MAP-PARCEL NO.
Timothy J. Morgan 2121 Acklen Avenue, Unit 11 Nashville, Tennessee 37212	SAME	Map: 104-11-B Parcel: 11

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, John Peter Plastaras and wife, Holly L. Maluk ("Grantors"), have bargained and sold, and by these presents do transfer and convey to Timothy J. Morgan ("Grantee"), his heirs, successors, and assigns, certain real estate (the "Property") in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 11 on the Plan of the Revised Site Plan for Hillsboro Square, a Condominium Project, of record in Plat Book 5800, Page 260, and as revised in Plat Book 6157, Page 571, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John Peter Plastaras and wife, Holly L. Maluk, by deed from James C. Plastaras and wife, Susan Plastaras, of record as Instrument No. 200002090013155, 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 Grantee, his heirs, successors and assigns, forever.

The Grantors covenant with the Grantee that Grantors are lawfully seized and possessed of the said Property in fee simple; that Grantors have 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 and payable, which have been prorated at closing and are hereby assumed by the Grantee.

(2) Subject to all matters as shown on the Plan of Hillsboro Square Condominiums as of record in Plat Book 5800, Page 260, Register's Office for Davidson County, Tennessee, and revised in Plat Book 6157, page 571, said Register's Office.

(3) Terms, provisions, restrictions, liens, assessments as contained in the Master Deed of Hillsboro Square Condominiums of record in Book 6111, Page 649, as amended in Book 6170, Page 495, and By-Laws of record in Book 6111, Page 680, Register's Office for Davidson County, Tennessee.

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

(5) Lien for special assessments contained in the Declaration of covenants, conditions, and restrictions.

This is improved property commonly known as 2121 Acklen Avenue, Unit 11, Nashville, Davidson County, Tennessee.

The Grantors further covenant to warrant and forever defend the title to the Property to the Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have executed this Warranty Deed this 20th day of May, 2002.

John Peter Plastaras

Holly L. Maluk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, an official Notary Public of the said county and state, John Peter Plastaras and Holly L. Maluk, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained .

WITNESS MY HAND, at office, this 20th day of May, 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 $135,000.00.

Affiant

Sworn to and subscribed before me this 20th day of May, 2002.

Notary Public

My Commission Expires: 3/25/06

KHP/Maluk/Deed