RECORD & RETURN TO:

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/10/02 11:00 2pgs
Fees:13.00 Taxes:640.10

20020610-0070131

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $173,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7TH DAY OF JUNE, 2002.

NOTARY PUBLIC

J. MICHAEL MORGAN NOTARY PUBLIC ATTORNEY J. Michael Morgan My Commission Expires July 30, 2005 STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
J. Michael Morgan
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File# 18354sp

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Blythe B Sanders III 3818 West End Avenue, #207 Nashville, TN 37205	Same	104-09-K-207.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, John David Fitzgerald, III and wife, Alberta Hight Fitzgerald, hereinafter called **"GRANTORS"** have bargained and sold, and by these presents do transfer and convey unto Blythe Bond Sanders, III, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 207, The Montclair, as described in the Master Deed establishing Horizontal Property Regime of The Montclair, of record in Book 7332, page 380, as amended in Book 7902, page 113, in the Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements appurtenant to such unit, as described in said Master Deed, as amended.

Being the same property conveyed to John David Fitzgerald, III, an unmarried person, by Deed from Murray T. Polk of record in Book 10951, page 832, in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2002 Davidson County taxes which have been prorated by the parties and assumed by the Grantee;
2. Restrictive covenants of record in Book 6846, page 838, in said Register's Office;
3. Matters shown on plan of record in Book 6900, page 954, in said Register's Office;
4. The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Montclair, a Condominium of record in Book 7332, page 380, as amended in Book 7902, page 113, in said Register's Office, and By-Laws appended thereto;

5. Reservation of an easement for ingress and egress contained in instrument of record in Book 6846, page 833, as confirmed and corrected by Deed of Confirmation and Correction of record in Book 6881, page 926, and by Second Deed of Confirmation and Correction of record in Book 7902, page 109, in said Register's Office; and
6. Easement granted by Montclair Condominium Association, Inc. to Leah Fleisman Sonnenfield and BancBoston Mortgage Corporation of record in Book 7902, page 145, in said Register's Office; and
7. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and other easements, not limited to those stated above, and rights of way for public utilities applicable to this property.

This property is also known as improved property located at: 3818 West End Avenue, #207
Nashville, TN 37205.

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, his heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 7th day of June, 2002.

John David Fitzgerald, III

Alberta Hight Fitzgerald

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On June 7, 2002, before me personally appeared John David Fitzgerald, III and Alberta Hight Fitzgerald to me know (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as his/her free act and deed.

Witness my hand and official seal this 7th day of June, 2002.

NOTARY PUBLIC