This Instrument Prepared by:

KIRKSEY & McNAMEE PLC (CPC)
109 Westpark Dr., Suite 360
Brentwood, Tennessee 37024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Nos.
Charles E. Bryant 3704-C Estes Road Nashville, TN 37215	Same as Owner	116-12-0-A-003.00 CO

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $309,000.00.

Affiant

Subscribed and sworn to before me this 24th day of June, 2002.

Notary Public

My Commission Expires: 3-29-03

Davidson County DEEDWARR
Recvd: 06/25/02 09:56 2pgs
Fees:13.00 Taxes:1143.30
20020625-0075977

FOR AND IN CONSIDERATION OF the sum of TEN AND 00/100 DOLLARS ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **4-J L.P., a Tennessee limited partnership**, (hereinafter "Grantor") has bargained and sold, and by these presents does hereby transfer and convey unto, **CHARLES E. BRYANT, unmarried,** (hereinafter "Grantee"), his heirs and assigns, the following described real property located in Davidson County, Tennessee, to wit:

Unit No. 3 on the Plat of Estes Glen Residential Condominiums, Phase 1, of record in Book 4885, page 50, Register's Office for Davidson County, Tennessee. Also included is an unencumbered undivided 5.882% of all the general common elements as described in the Master Deed of record in Book 4927, page 793, as amended in Book 4927, page793, and as further amended in Book 5239, page 922, all in said Register's Office; the carport adjacent to Unit No. 3 as shown on the Plan attached as Exhibit "A" to the Master Deed aforesaid: and any part of open space shown on the Plan aforesaid clearly delineated for independent use adjacent to and in connection with the use of the foregoing.

BEING the same property conveyed to 4-J L.P., a Tennessee limited partnership, by deed of correction from Edward Edenfield, III, Karen Jo (Kelley) Jerald, Jane Anne Bass, Joseph Christopher Edenfield and James N. Stansell, devisees under the Last Will and Testament of Dolores Ruth Hickel Edenfield Stansell, of record in Will Book 195, page 89, in the Probate Court Clerk's Office for Davidson County, Tennessee, said deed of correction being placed of record contemporaneously with this instrument. # 20020625-0075976

This is the same description as used in the previous deed.

This is improved property, known as 3704-C Estes Road, Nashville, TN 37215.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title and interest thereto belonging to **Grantee**, his heirs and assigns forever;

AND **Grantor** covenants with the said **Grantee**, that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and same is unencumbered, except as follows:

1. Property taxes for the year 2001 and all following years;

2. All provisions, covenants and restrictions contained in the Master Deed of record in Book 4923, page 411, said Register's Office, together with the By-Laws of the Association of Owners of Estes Glen Residential Condominiums, attached to said Master Deed as Exhibit "C", said Master Deed having been amended by instruments of record in Book 4927, page 793, and in Book 5239, page 922, said Register's Office;

3. All easements, setback lines, flood zone designations and other matters appearing on the Plat of record in Book 4885, page 50, said Register's Office, and any amendments thereto;

4. Any reallocation and reduction of the percentage of undivided ownership interest in the common elements that may have occurred heretofore, or may occur hereafter, pursuant to annexation of additional property, as provided in the Master Deed, as amended.

AND **Grantor** further covenants and bind itself, its successors and assigns, to warrant and forever defend the title to said land to **Grantee**, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said **Grantor** has caused these presents to be signed this 24th day of June, 2002.

GRANTOR: **4-J L.P., a Tennessee limited partnership**

By: James N. Stansell
James N. Stansell,
Its General Partner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, Charles P. Cox, a Notary Public having authority within the State and County aforementioned, personally appeared James N. Stansell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the general partner of 4-J L.P., a Tennessee limited partnership, the within named bargainor, and that he, as such general partner, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by himself as general partner.

WITNESS my hand and official seal at Brentwood, Tennessee, this 24th day of June, 2002.

My Commission expires: March 29, 2003

Charles P. Cox
Notary Public

NOTARY PUBLIC AT LARGE