THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $117,000.00.

Affiant

Subscribed and sworn to before me, this 1st day of July, 2002.

Notary Public

My Commission Expires: 5/28/2003

Address New Owner As Follows:
David Dingess and
Elizabeth Dingess
208 Fairmont Court
Nashville, TN 37203

Send Tax Bills To:
Same

Map-Parcel Number:
Map 104-06-0-M
Parcel 008.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **GARY E. LEWIS AND WIFE, JANNA B. LEWIS**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **DAVID DINGESS AND WIFE, ELIZABETH DINGESS**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land situated in Davidson County, Tennessee, being Unit A-8 of Fairmont Court Condominiums, a horizontal property regime established by Master Deed of record in Book 6686, page 708, amended in Books 6712, page 125, Book 6774, page 221, revised in Book 6823, page 962, modified in Book 6893, page 62, the Plat of which is of record in Plat Book 6250, page 825, and amended in Book 6900, page 98, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Gary E. Lewis and wife, Janna B. Lewis, by deed from David A. Dingess, unmarried, of record in Book 7370, page 573, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 07/02/02 10:04 3pgs
Fees:18.00 Taxes:432.90
20020702-0079260

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2002 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 6250, page 825, and as amended in Book 6900, page 98, Register's Office for Davidson County, Tennessee.

3. Charter of Fairmont Court Homeowner's Association of record in Book 7078, page 447, Register's Office for said County.

4. The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, 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 interest 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 thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed for Fairmont Court Condominiums Association, of record in Book 6686, page 708, amended by Amendment to Master Deed for Fairmont Court Condominium Association in Book 6712, page 125, amended by Amendment to Master Deed for Fairmont Court Condominium Association in Book 6774, page 221, revised by Revised Master Deed Fairmont Court Condominium Association in Book 6823, page 962, and modified by Modification of Revised Master Deed in Book 6893, page 62, Register's Office for said County.

This is improved property known as 208 Fairmont Court, Nashville, TN 37203.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and we covenant with the said Grantees that we 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 28 day of June, 2002.

Gary E. Lewis

Janna B. Lewis

Janna B. Lewis

STATE OF TEXAS)
COUNTY OF DALLAS)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GARY E. LEWIS**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of June, 2002.

PAT BUCHNER
Notary Public
STATE OF TEXAS
My Comm. Expires 08-24-2003

Pat Buchner
Notary Public

My Commission Expires: 8/24/03

STATE OF TEXAS)
COUNTY OF DALLAS)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JANNA B. LEWIS**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of June, 2002.

PAT BUCHNER
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Expires 08-24-2003

Pat Buchner
Notary Public

My Commission Expires: 8/24/03