THIS INSTRUMENT PREPARED BY
PURYEAR, NEWMAN & MORTON, PLLC
ATTORNEYS AT LAW
1143 Columbia Avenue
P. O. BOX 40
FRANKLIN, TN 37065
Telephone (615) 790-2444
Fax (615) 790-2951

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual value or consideration, whichever is greater, for this transfer is $217,000.00.

Affiant

Sworn to and subscribed before me this 27 day of June, 2002.

Notary Public

My Commission Expires: 3-14-2005

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Ellen Hicks Thornton	3019 Woodlawn Drive	Owner	117-02-0-D.2
3019 Woodlawn Drive	Nashville, TN 37215		005-00C0 07DA
Nashville, TN 37215			92006

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Seventeen Thousand and 00/100 Dollars ($217,000.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, we, **GLENN M. ROSENSTEIN and ELIZABETH ANN MINTON ROSENSTEIN, husband and wife,** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **ELLEN HICKS THORNTON, an unmarried person,** (Grantee), her successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

> A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:
>
> A certain condominium apartment in Davidson County, Tennessee, being unit No. 5 on the plan of the Clairmont Condominium, of record in Book 6200, Page 551, Register's Office for Davidson County, Tennessee.
>
> BEING the same property conveyed to Glenn M. Rosenstein, unmarried, by Warranty Deed dated December 30, 1988 from Woodlawn Partners, Inc. of record in Book 7741, Page 853, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her successors and assigns, forever.

And Grantors 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 that the same is unencumbered except by taxes for the year 2002 which are a lien but not yet due and payable to be paid by Grantee, applicable building and zoning regulations, such state of

Davidson County DEEDWARR
Recvd: 07/05/02 09:42 2pgs
Fees:13.00 Taxes:802.90
20020705-0080855

facts as an accurate survey would disclose, all existing highway, roadway, and utility easements which lie on the premises; the Plan of record in Book 6200, Page 551; the Rules and Regulations of record in Book 7096, Page 974; the Master Deed of Clairmont Condominiums of record in Book 7096, Page 940, as amended in Book 7108, Page 98 and the Reinstatement of Master Deed of record in Book 8263, Page 703; the By-Laws of Clairmont Homeowner's Association, Inc. of record in Book 7096, Page 948, as amended in Book 7117, Page 70 and further amended in Book 7637, Page 319, Register's Office for Davidson County, Tennessee.

The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set forth in T.C.A. § 66-27-101, et seq.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and defend the title to said land to the said Grantee, her successors and assigns, against the lawful claims of all persons whomsoever.

Grantor, Elizabeth Ann Minton Rosenstein, joins in this conveyance to convey any and all right, title and interest she may have in the subject property by virtue of her marriage to Grantor, Glenn M. Rosenstein.

WITNESS my hand this the 27 day of June, 2002.

GLENN M. ROSENSTEIN

ELIZABETH ANN MINTON ROSENSTEIN

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Charles E. Morton IV, the undersigned, a Notary Public, in and for said State and County, **GLENN M. ROSENSTEIN and ELIZABETH ANN MINTON ROSENSTEIN, husband and wife,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 27 day of June, 2002.

NOTARY PUBLIC

My Commission Expires: 3-14-2005

CHARLES E. MORTON IV NOTARY PUBLIC AT LARGE WILLIAMSON