FILE BOX 19B

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 19365**	STATE OF TENNESSEE: 02-9-1-D COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $94,500.00. Affiant Subscribed and sworn to before me, this 4th day of September, 2002. Notary Public My Commission Expires: 10-26-05

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
SUSAN CURIER HOWARD 3831 West End Ave., #2 Nashville, Tennessee 37205	SUNTRUST BANK P. O. Box 57028 Irvine, CA 92619-7028	MAP 103-12-C PAR 2.00CO FB 26W9532

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, JAMES L. UDEN, JR., MARRIED, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to SUSAN CURIER HOWARD , UNMARRIED, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3831 WEST END AVENUE, UNIT #2, NASHVILLE, TENNESSEE 37205 and is not (*) ~~now or has it ever been the marital residence of the Grantor.~~
(*) currently the marital, nor is it the principal residence of the Grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of September, 2002.

JAMES L. UDEN, JR.

Davidson County DEEDWARR
Recvd: 09/05/02 08:01 2pgs
Fees:13.00 Taxes:349.65

20020905-0107309

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, JAMES L. UDEN, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of September, 2002.

My Commission Expires: 10/26/05

Notary Public

NOTARY PUBLIC AT LARGE

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit 2 on the Plan of 3831 Condominium of record in Plat Book 5200, page 302, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of 3831 A Condominium, a horizontal property regime established by Master Deed of record in Book 5699, page 857, said Register's Office.

Being the same property conveyed to James L. Uden, Jr., an unmarried person by deed from James Dudney Fox, an unmarried person, of record in Book 11678, page 858, said Register's Office.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 5699, page 857; (3) Charter of record in Book 5701, page 292; and (4) All matters appearing on the Plan of record in Plat Book 5200, page 302, said Register's Office.
858, said Register's Office.