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. 19230**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $160,000.00. Affiant Subscribed and sworn to before me this 30th day of AUGUST, 2002. Notary Public My Commission Expires:

GERALD G. PATTERSON, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

WARRANTY DEED

Address New Owner: Mr. George B. Nowell 312 Boxmere Place Nashville, TN 37215	**Send Tax Bills To:** Washington Mutual Bank, FA P.O. Box 25064 Santa Ana, CA 92799-5064	**Tax Information:** MAP 131-6-E PAR 312.00 CO FB 07DA 92477

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, JANNA LEIGH FITE, UNMARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to GEORGE B. NOWELL, 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 312 Boxmere Place, Nashville, Tennessee 37215.

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 30th day of AUGUST, 2002.

JANNA LEIGH FITE

Davidson County DEEDWARR
Recvd: 09/09/02 09:12 2pgs
Fees:13.00 Taxes:592.00
20020909-0108588

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand, at office, this 30th day of AUGUST, 2002.

My Commission Expires: _____

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 29, 2003

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 312, together with the appurtenant interest in the common elements of Burton Hills, Village of Boxmere Phase I, A Condominium, a horizontal property regime established by Master Deed, of record in Book 6666, page 749, amended in Book 6824, page 308, Book 6908, page 738, Book 6911, page 821, Book 6921, page 226, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the amendment to the aforementioned Master Deed of record in Book 6908, page 738, said Register's Office.

Being the same property conveyed to Janna Leigh Fite, a single woman by deed from Lisa A. Ray, unmarried of record in Book 11742, page 681, 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 6517, page 522, amended in Book 6778, page 536, Book 6666, page 749, amended in Book 6824, page 308, Book 6908, page 738, Book 6911, page 831, Book 6921, page 226; (3) Agreement of record in Book 6470, page 383, Book 6695, page 47, Book 7147, pages 411 and 416; (4) Charters of record in Book 6517, page 505, amended in Book 6921, page 216; Book 6665, page 6, amended in Book 6921, page 218; Book 6517, page 511, amended in Book 6921, page 214, Book 6665, page 1, amended in Book 6921, page 210; (5) Easements of record in Book 2702, page 250 and in Book 4298, page 491; and (6) All matters appearing on the Plan of record in Plat Book 6250, page 978, said Register's Office.