RETURN TO: Returned by
TRANSCONTINENTAL TITLE CO.
LAKEVIEW RIDGE II
2630 ELM HILL PIKE, SUITE 100
NASHVILLE, TN 37214

After Recording ~~Return To~~
TransContinental Title Company
2605 Enterprise Road, East, Suite 300
Clearwater, FL 33759
Deal No. 10-41055

New Owner/ Property Being Conveyed
JUSTIN POHN
2059 Lambardy Ave
Nashville, TN 37215

Maximum Principal Indebtedness
For Tennessee Recording Tax
Purpose is $ 195,000

Davidson County DEEDWARR
Recvd: 10/16/02 11:35 3pgs
Fees:18.00 Taxes:721.50
20021016-0127160

Send Tax Bills To:
New Owner

Map & Parcel:
117-07-J-023-00

T 83450
D41055

WARRANTY DEED

This instrument, made and entered into on this the 29 day of May 2002, by and between, STEPHEN BAIRD and HEATHER C. BAIRD husband and wife Parties of the First Part, and JUSTIN POHN, an unmarried man, Party of the Second Part.

WITNESSETH: That for and in consideration of the sum of $195,000.00 and other good and valuable considerations, cash in hand paid, receipt of which is hereby acknowledged, the Parties of the First Part has this day bargained and sold, and by these presents, does hereby sell, transfer and convey unto the said Party of the Second Part, their successors and assigns, the following described real estate:

A CERTAIN CONDOMINIUM APARTMENT LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 2059 OF THE KINGSBRIDGE CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME ESTABLISHED PURSUANT TO THE PROVISION OF THE TENNESSEE HORIZONTAL PROPERTY ACT (TENNESSEE CODE ANNOTATED SECTIONS 66-27-101 THROUGH 66-27-123; HEREIN REFERRED TO AS THE "ACT") AND THE PROVISIONS OF THE MASTER DEED FOR THE KINGSBRIDGE CONDOMINIUMS, OF RECORD IN BOOK 7457, PAGE 15, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, INCLUDING WITHOUT LIMITATIONS THE BY-LAWS APPENDED THERETO, OF RECORD IN BOOK 7105, PAGE 804, SAID REGISTER'S OFFICE (COLLECTIVELY THE "MASTER DEED"), TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION OF SAID UNIT;

TOGETHER WITH ALLOCATED PARKING SPACE NO. F-1, WHICH IS HEREBY ALLOCATED TO THE AFORESAID UNIT AS AN ISEPARABLE APPURTENANCE THERETO; AS PROVIDED IN THE MASTER DEED.

BEING THE SAME PROPERTY CONVEYED TO STEPHEN BAIRD, RECORDED 11/09/1998 IN DEED BOOK 11195 PAGE 504.

PROPERTY ADDRESS: 2059 Lambardy Ave, Nashville, TN 37215

TO HAVE AND TO HOLD unto the said Party of the Second Part, his successors and assigns, in fee simple forever.

And the said Parties of the First Part covenants with the Party of the Second Part, their successors and assigns, that they are lawfully seized and possessed of the premises above conveyed, and have a good and lawful right to sell and convey the same; that said premises is free from all encumbrance, and that they, the Parties of the First Part, will forever warrant and defend said premises and the title thereto against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, this Party of the First Part has hereunto set his hand and seal on this the date first above written.

STEPHEN BAIRD

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public, in and for said State and County, the within named bargainor, STEPHEN BAIRD, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument as his free act and deed for the purposes therein contained.

Witness my hand and official seal at office in the State and County aforesaid on this the 29 day of May, 2002.

JAMI M. CRAWLEY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN. MY COMMISSION EXPIRES JUNE 18, 2002

Notary Public - My Commission Expires

IN WITNESS WHEREOF, this Party of the First Part has hereunto set his hand and seal on this the date first above written.

HEATHER C. BAIRD

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public, in and for said State and County, the within named bargainor, HEATHER C. BAIRD, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument as her free act and deed for the purposes therein contained.

Witness my hand and official seal at office in the State and County aforesaid on this the 29 day of May, 2002.

JAMI M. CRAWLEY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN. MY COMMISSION EXPIRES JUNE 18, 2002

Notary Public - My Commission Expires

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $ 95,000, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 29 day of May, 2002.

JAMI M. CRAWLEY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN. MY COMMISSION EXPIRES

Notary Public

My commission expires:

Name and Address of Property Owner:

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
Justin Bair
2059 Lanbeth Ave
Nashville, TN 37215

No title search was preformed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents, no boundary survey was made at the time of this conveyance.

THIS INSTRUMENT PREPARED BY:
William E. Curphey & Associates
Young & Perl, PLC
One Commerce Square, Suite 2380
Memphis, Tennessee 38103

EXHIBIT "A"

A CERTAIN CONDOMINIUM APARTMENT LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 2059 OF THE KINGSBRIDGE CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME ESTABLISHED PURSUANT TO THE PROVISION OF THE TENNESSEE HORIZONTAL PROPERTY ACT (TENNESSEE CODE ANNOTATED SECTIONS 66-27-101 THROUGH 66-27-123; HEREIN REFERRED TO AS THE "ACT") AND THE PROVISIONS OF THE MASTER DEED FOR THE KINGSBRIDGE CONDOMINIUMS, OF RECORD IN BOOK 7457, PAGE 15, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, INCLUDING WITHOUT LIMITATIONS THE BY-LAWS APPENDED THERETO, OF RECORD IN BOOK 7105, PAGE 804, SAID REGISTER'S OFFICE (COLLECTIVELY THE "MASTER DEED"), TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION OF SAID UNIT;

TOGETHER WITH ALLOCATED PARKING SPACE NO. F-1, WHICH IS HEREBY ALLOCATED TO THE AFORESAID UNIT AS AN ISEPARABLE APPURTENANCE THERETO; AS PROVIDED IN THE MASTER DEED.

BEING THE SAME PROPERTY CONVEYED TO STEPHEN BAIRD BY DEED FROM WILLIAM L. MILLER, RECORDED 11/09/1998 IN DEED BOOK 11195 PAGE 504.

BEING THE SAME PROPERTY CONVEYED TO JUSTIN POHN BY DEED FROM STEPHEN BAIRD DATED 05/29/2002 AND RECORDED IN BOOK

AND PAGE