Davidson County DEEDWARR
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Fees:23.00 Taxes:4440.00
20021018-0128428

This Instrument Was Prepared By:
Harris A. Gilbert, Esquire
WYATT, TARRANT & COMBS
2525 West End Avenue, Suite 1500
Nashville, TN 37203-1423

GENERAL WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO	MAP/PARCEL
David D. Dortch, et ux. 3901 West End Avenue Unit 1201, Rokeby Condominiums Nashville, Tennessee 37205	Same	Map 103-16-0-A Parcel 21.00 CO.

FOR AND IN CONSIDERATION OF TEN DOLLARS ($10.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **JACOB MAY** ("Grantor"), an individual, has bargained and sold, and by these presents does hereby transfer and convey unto **DAVID D. DORTCH and Wife, RUTH W. DORTCH** ("Grantees"), as joint tenants with right of survivorship, their heirs and assigns, that real property located in Davidson County, Tennessee, and described with greater particularity in **Exhibit A** attached and incorporated herein by reference (the "Property"), together with all improvements thereon and appurtenances thereto.

The property is improved property known as **3901 West End Avenue, Rokeby Condominium Apartments, Unit 1201, Nashville, Tennessee, 37205.**

TO HAVE AND TO HOLD said Property, with the appurtenances, estate, title, and interest thereto belonging to the said Grantees, their heirs, successors, and assigns forever; and Grantor covenants with the said Grantees that Grantor is lawfully seized and possessed of said Property in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set forth herein or on the attached **Exhibit B**; and Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the Property to the said Grantees, their heirs, successors, and assigns, against the lawful claims of all persons whomsoever, except as herein provided. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Grantor is currently married but the Property has never been used as the primary residence for either Grantor or his spouse. Nor has it been used as a residence by anyone subsequent to the date title passed to Grantor.

WITNESS my hand and seal this 18th day of October 2002.

JACOB MAY (Grantor)

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared **JACOB MAY**, to me known to be the person described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed by him for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 18th day of October 2002.

Susanne C. Pugh
Notary Public

My Commission Expires:
July 29, 2006

SUSANNE C. PUGH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires July 29, 2006

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $1,200,000.00.

AFFIANT

Sworn to and subscribed before me
this 18th day of October 2002.

Susanne C. Pugh
Notary Public

My Commission Expires:
July 29, 2006

45233376.1

SUSANNE C. PUGH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires July 29, 2006

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Unit No. 1201 of Rokeby, a Condominium or horizontal property regime established by Master Deed of record in Book 4829, page 138, Register's Office for Davidson County, Tennessee, as amended in Book 4983, page 98, and Book 5096, page 409, said Register's Office; and shown on the "2nd Revised Plan" of record in Book 5050, page 16, said Register's Office. The said Unit is more fully depicted on the Plan of the 12th Floor of Rokeby of record in Book 5060, page 66, said Register's Office.

Being the same property conveyed to JACOB MAY, MARRIED, by deed from GEORGE MARSHALL TRAMMELL, JR. AND WIFE, RUTH THOMPSON TRAMMELL, of record as Instrument No. 200105020045001, said Register's Office.

This is the same description used in the prior deed conveying the property to the current owner.

EXHIBIT "A"

ENCUMBRANCES

1. County Property Taxes for 2002 and future years, liens but not yet due and payable.

2. Matters shown on the Plan of record in Book 5050, page (s) 16, as amended in Book 5060, page 66, said Register's Office.

3. Master Deed and By-Laws of record in Book 4829, page 138, as amended in Book 4983, page 98, as further amended in Book 5096, page 409, as further amended in Book 5459, page 179, as further amended in Book 7399, page 814, and as further amended in Book 9828, page 213, said Register's Office.

EXHIBIT "B"