"PREPARED SOLELY FROM THE INFORMATION PROVIDED BY AND AT THE DIRECTION OF THE PARTIES TO THE TRANSACTION."

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/08/02 15:32 2pgs
Fees:13.00 Taxes:1093.35
20021108-0138423

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 295,500.00

Affiant

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 1st DAY OF November, 2002

Notary Public

MY COMMISSION EXPIRES: 9/24/05
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 24, 2005

THIS INSTRUMENT WAS PREPARED BY:

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS
Ben H. Willingham, III (NAME)	Ben H. Willingham, III (NAME)	MAP 103-12-0-277
4000 West End Ave., Unit 105 (ADDRESS)	4000 West End Ave., Unit 105 (ADDRESS)	PARCEL
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Nashville, TN 37205 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ROCHFORD REALTY AND CONSTRUCTION COMPANY, A TENNESSEE CORPORATION

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ben H. Willingham, III, a Married Man

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

UNIT 105 and the parking spaces and storage area designated and assigned to Unit 105 on the Plan of The Jacksonian 4000 Condominiums as described to Exhibit "B" to the Master Deed of The Jacksonian 4000 Condominiums of record in Instrument No.: 20020208-0017172 and amended in Instrument No.: 20020910-0109643, Register's Office for Davidson County. Tennessee to which instrument reference is made for a complete legal description.

BEING the same property conveyed to Rochford Realty and Construction Company, a Tennessee for-profit corporation, by Quitclaim Deed from Jacksonian-Trinity, a Tennessee General Partnership, of record in Instrument No,: 20020326-00365566, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a horizontal Property Regime of The Jacksonian 4000 Condominiums, of record as aforesaid, said Register's Office' and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ( )
This is improved ( ) property, known as 4000 West End Avenue, Unit 105 Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unemcumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Witness my hand this 1st day of November, 2002

ROCHFORD REALTY AND CONSTRUCTION COMPANY, A TENNESSEE CORPORATION

By: _____
John T. Rochford, President

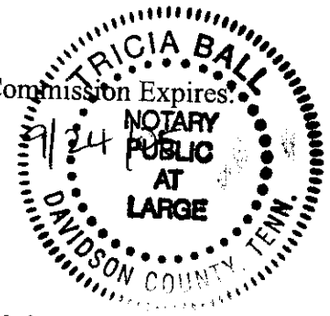
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared John Rochford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President, of Rochford Realty and Construction Co., Inc., the within named bargainor, a corporation, and that he as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such officer.

Witness my hand and official seal at Nashville, this 1st day of November, 2002.

Tricia Ball
Notary Public

My Commission Expires:



9/24

My Commi... SEPT. 24, 2005