THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 61,500.00

Ali Kaan
Affiant

Davidson County DEEDWARR
Recvd: 12/05/02 12:15 2pgs
Fees:13.00 Taxes:227.55
20021205-0149982

Subscribed and sworn to before me, this 3rd day of December, 2002

Mitchell A. Watts
Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT My Commission Expires: LARGE Sumner County, Tennessee

My Commission Expires: 10.12.05

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
ALI KAAN 2601 Hillsboro Road K-9 Nashville, Tennessee 37212	SAME	MAP 117-03-B PARCEL 167

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SIXTY ONE THOUSAND FIVE HUNDRED AND NO/100-- ---------- ($ 61,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, I, GINA E. KARA, UNMARRIED

hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto ALI KAAN, unmarried, and WILLIAM A. STEELE, married, as Joint Tenants with Right of Survivorship hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Unit No. K-9 of The Villager Condominium Apartments, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, page 201, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

BEING the same property conveyed to Gina E. Kara by deed from Timothy Alan Mical-Deering and spouse, Diane Marie Mical-Deering, of record in Book 10913, page 442, Register's Office for Davidson County, Tennessee.

This is improved property known as 2601 Hillsboro Road K-9, Nashville, Tennessee 37212

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.

GRANTOR COVENANTs with the said GRANTEEs that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of The Villager Condominiums of record in Book 5200, page 201, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and binds herself, her heirs and representatives to warrant and forever defend the title to the said GRANTEEs, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 3rd day of December, 2002.

GINA E. KARA

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named GINA E. KARA, UNMARRIED, the bargainor, 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 and official seal this 3rd day of December, 2002.

My Commission Expires: October 12, 2005

Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____ day of _____.

My Commission Expires: _____

Notary Public