THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

PREPARED BY: BANKERS TITLE & ESCROW CORP. RETURN TO: 3310 W. END AVE. NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF December, 2002

Notary Public

MY COMMISSION EXPIRES: July 24, 2004
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 12/18/02 12:53 3pgs
Fees:18.00 Taxes:629.00

20021218-0156151

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katherine K. Alexander (NAME)	Capital Bank and Trust Company (NAME)	103-16-C
4225 Harding Pike #203 (ADDRESS)	1820 West End Avenue (ADDRESS)	PARCEL 203
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (CITY) (STATE) (ZIP)	

FOR AND 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, Maury O. Ward, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Katherine K. Alexander and husband, Clyde W. Alexander

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 a certain condominium apartment in Davidson County, Tennessee, being Unit No. 203 of the Wellington Arms Condominiums, a horizontal property regime, created under Title 66, Section 27-101 et.seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Wellington Arms Condominiums, of record in Book 5721, page 241, and as corrected in Book 5740, page 897, Registers office for Davidson County, Tennessee, including without limitation the By-Laws appended theretom of record in Book 5721, page 288, said Registers office for Davidson County, Tennessee, together with a .294 percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Wellington Arms Condominiums, of record in Book 5200, page 316, said Registers office, for a more complete identification and description of such Unit.

Being the same property conveyed Maury O. Ward, an unmarried woman by deed from Alison Hilary Brown and husband Garry West as of record in Book 11660, page 469, Registers office for Davidson County, Tennessee.

The premises herein conveyed is a condominium apartment established pursuant 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 admistration thereof, of record aforementioned; alson subject to easements, rights and interest in favor of other unit owners an 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,

CONTINUED

unimproved ( )
This is improved (X) property, known as 4225 Harding Pike #203, 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 unencumbered, 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 the 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 16th day of December, 2002

Maury O. Ward

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 Maury O. Ward, an unmarried person

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 at Nashville, Tennessee, this 16th day of December, 2002.

Commission expires July 24, 2004

Notary Public

R. L. MOORE
NOTARY PUBLIC
AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted (or who upon _____ oath(s) 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 at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public

restrictions options burdens assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Wellington Arms Condominiums, of record aforementioned; easements and setback lines, if any, as set forth on the above plan of record.