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

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/27/02 11:40 2pgs
Fees:13.00 Taxes:3385.13

20021227-0159620

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 914,900.00

Betty R. Viehmann
Affiant

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

Lillian Franck
Notary Public

MY COMMISSION EXPIRES: July 29, 2006
(AFFIX SEAL)

NOTARY PUBLIC LAW OF TENN.

THIS INSTRUMENT WAS PREPARED BY
John Rochford, Atty. at Law; 2200 Abbott Martin Rd.; Nashville, TN 37215

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Betty R. Viehmann (NAME)	Same (NAME)	MAP 103-12
4000 West End Ave., Unit 403 (ADDRESS)	(ADDRESS)	PARCEL 227
Nashville, TN 37205 (CITY) (STATE) (ZIP)	(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 Betty R. Viehmann

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 403 and the parking spaces and storage area designated and assigned to Unit 403 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, Instrument No. 20021104-0134916, and Instrument No.: 20021127-0147048, Register's Office for Davidson County, Tennessee to which instruments 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 403 (House Number) (Street) Nashville, TN (P.O. Address) (City or Town) 37205 (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 16th day of December, 2002

ROCHFORD REALTY AND CONSTRUCTION COMPANY, A TENNESSEE CORPORATION

By: _____
John T. Rochford, President

STATE OF TENNESSEE
COUNTY OF
Personally appeared before me, _____, a Notary Pubic in and for said State, the within named _____

_____

_____

The bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____, _____.

Commission expires _____ _____
Notary Public

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 and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and _____ 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 _____.

Witness my hand and official seal at office at _____ on this the _____ Day of _____, _____.

My Commission expires _____ _____
Notary Public

- CONTINUED FROM PAGE 1 -

Title to the subject property now being held in the name of Jackson-Trinity, a Tennessee General Partnership under the Plan of Merger with Jackson Trinity, LLC, a Tennessee Limited Liability Company, dated December 30, 1999. And further conveyed by Quitclaim Deed to Rochford Realty & Construction Company, a Tennessee for-profit corporation, being filed for record in Instrument No.: 20020326 0036566, Register's Office for Davidson County, Tennessee, recorded simultaneously herewith.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared JOHN T. ROCHFORD, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon his oath, acknowledged himself to be the PRESIDENT, of ROCHFORD REALTY AND CONSTRUCTION COMPANY, a Tennessee for-profit corporation, 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, Tennessee, this 16th day of December, 2002

My Commission Expires: July 29 2006 Lillian Francis
Notary Public