PICK-UP

Davidson County DEEDWARR
Recvd: 12/30/02 14:09 9pgs
Fees:48.00 Taxes:466.20
20021230-0161937

Box 44

GENERAL WARRANTY DEED

FROM: CARL A. GROTE,III, RACHEL LYNCH, FARRIS LYNCH RALSTON, MARY ELEANOR GROTE MCKENZIE, JANE ELIZABETH GROTE HIPP, EVELYN DUNCAN FARRIS RAINES, VIRGINIA LEE FARRIS GORDON, HOWELL JACKSON LYNCH, JR., GEORGE BRANDON LYNCH, WILLIS MANNING FARRIS, IV, Grantors

This instrument was prepared by:
Mark J. Vane
Stites & Harbison PLLC
Suite 1800, SunTrust Center
424 Church Street
Nashville, Tennessee 37219

TO: THOMAS EDWARD BYRNE, Grantee

Address New Owner as follows:
Thomas Edward Byrne
224 Brattlesboro Place
Nashville, TN 37204

Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes
Thomas Edward Byrne

Map-Parcel Numbers
132-9B-220

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is One Hundred Twenty-Six Thousand and No/100 Dollars ($126,000.00).

Thomas Edward Byrne
Affiant

SUBSCRIBED AND SWORN TO before me, this the 27th day of December, 2002.

Notary Public

My Commission Expires:
01/15/03

FOR AND IN CONSIDERATION OF the sum of One Hundred Twenty-Six Thousand and No/100 Dollars ($126,000.00), the receipt and sufficiency of which are hereby acknowledged, CARL A. GROTE, III, RACHEL LYNCH, FARRIS LYNCH RALSTON, MARY ELEANOR GROTE MCKENZIE, JANE ELIZABETH GROTE HIPP, EVELYN DUNCAN FARRIS

05194N:020893:515492:2:NASHVILLE
121602

RAINES, VIRGINIA LEE FARRIS GORDON, HOWELL JACKSON LYNCH, JR., GEORGE BRANDON LYNCH AND WILLIS MANNING FARRIS, IV ("Grantors"), have bargained and sold, and by these presents does transfer and convey unto THOMAS EDWARD BYRNE ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

/devisees under the will of Rachael Farris, deceased,

The Property is improved property known as 224 Brattlesboro Place, Nashville, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantor does further covenant and bind Grantor, its successors and assigns, to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Witness my hand this 27th day of December, 2002.

Carl A. Grote, III

Rachel Lynch by Carl A. Grote, III, as attorney-in-fact under that certain Limited Power of Attorney dated December 27, 2002

Farris Lynch Ralston by

Farris Lynch Ralston by Carl A. Grote, III, as attorney-in-fact under that certain Limited Power of Attorney dated December 27, 2002

Mary Eleanor Grote McKenzie by

Mary Eleanor Grote McKenzie by Carl A. Grote, III, as attorney-in-fact under that certain Limited Power of Attorney dated December 27, 2002

Jane Elizabeth Grote Hipp by

Jane Elizabeth Grote Hipp by Carl A. Grote, III, as attorney-in-fact under that certain Limited Power of Attorney dated December 27, 2002

Virginia Lee Farris Gordon by

Virginia Lee Farris Gordon by Carl A. Grote, III, as attorney-in-fact under that certain Limited Power of Attorney dated December 27, 2002

Howell Jackson Lynch, Jr. by

Howell Jackson Lynch, Jr. by Carl A. Grote, III, as attorney-in-fact under that certain Limited Power of Attorney dated December 27, 2002

George Brandon Lynch by

George Brandon Lynch by Carl A. Grote, III, as attorney-in-fact under that certain Limited Power of Attorney dated December 27, 2002

Willis Manning Farris, IV by

Willis Manning Farris, IV by Carl A. Grote, III, as attorney-in-fact under that certain Limited Power of Attorney dated December 27, 2002

Evelyn Duncan Farris Raines By

Evelyn Duncan Farris Raines by Daniel Raines, as attorney-in-fact under that certain Durable General Power of Attorney for Evelyn Duncan Farris Raines dated December 4, 1994

Daniel Raines, as spouse of Evelyn Duncan Farris Raines

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Jamie M. West, a Notary Public of said County and State, CARL A. GROTE, III, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, this 27 day of December, 2002.

Notary Public

My Commission Expires: Sept 4, 2002

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Marianne Marty, a Notary Public of said County and State, DANIEL RAINES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, this 20 day of December, 2002.

Notary Public

My Commission Expires: 1/28/2006

STATE OF TENNESSEE)
COUNTY OF Davidson)

On this 27 day of December, 2002, personally appeared before me, Jamie M. West, a Notary Public of said County and State, CARL A. GROTE, III, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of RACHEL LYNCH and who acknowledged that he executed the within instrument for the purposes therein contained as the free act and deed of RACHEL LYNCH.

Witness my hand, this 27 day of December, 2002.

Notary Public

My Commission Expires: Sept 4, 2005

STATE OF TENNESSEE)
COUNTY OF Davidson)

On this 27 day of December, 2002, personally appeared before me, Jamie M. West, a Notary Public of said County and State, CARL A. GROTE, III, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of FARRIS LYNCH RALSTON and who acknowledged that he executed the within instrument for the purposes therein contained as the free act and deed of FARRIS LYNCH RALSTON.

Witness my hand, this 27 day of December, 2002.

Jamie M West
Notary Public

My Commission Expires: Sept 4, 2005

STATE OF TENNESSEE)
COUNTY OF Davidson)

On this 27 day of December, 2002, personally appeared before me, Jamie M. West, a Notary Public of said County and State, CARL A. GROTE, III, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of MARY ELEANOR GROTE MCKENZIE and who acknowledged that he executed the within instrument for the purposes therein contained as the free act and deed of MARY ELEANOR GROTE MCKENZIE.

Witness my hand, this 27 day of December, 2002.

Jamie M West
Notary Public

My Commission Expires: Sept 4, 2005

STATE OF TENNESSEE)
COUNTY OF Davidson)

On this 27 day of December, 2002, personally appeared before me, Jamie M. West, a Notary Public of said County and State, CARL A. GROTE, III, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of JANE ELIZABETH GROTE HIPP and who acknowledged that he executed the within instrument for the purposes therein contained as the free act and deed of JANE ELIZABETH GROTE HIPP.

Witness my hand, this 27 day of December, 2002.

Jamie M West
Notary Public

My Commission Expires: Sept 4, 2005

05194N:020893:515492:2:NASHVILLE
121602

STATE OF TENNESSEE)
COUNTY OF Davidson)

On this 27 day of December, 2002, personally appeared before me, Jamie M. West, a Notary Public of said County and State, CARL A. GROTE, III, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of VIRGINIA LEE FARRIS GORDON and who acknowledged that he executed the within instrument for the purposes therein contained as the free act and deed of VIRGINIA LEE FARRIS GORDON.

Witness my hand, this 27 day of December, 2002.

Notary Public

My Commission Expires: Sept 4, 2005

STATE OF TENNESSEE)
COUNTY OF Davidson)

On this 27 day of December, 2002, personally appeared before me, Jamie M. West, a Notary Public of said County and State CARL A. GROTE III, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of HOWELL JACKSON LYNCH, JR. and who acknowledged that he executed the within instrument for the purposes therein contained as the free act and deed of HOWELL JACKSON LYNCH, JR..

Witness my hand, this 27 day of December, 2002.

Notary Public

My Commission Expires: Sept 4, 2005

STATE OF TENNESSEE)
COUNTY OF Davidson)

On this 27 day of December, 2002, personally appeared before me, Jamie M. West, a Notary Public of said County and State, CARL A. GROTE, III, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of GEORGE BRANDON LYNCH and who acknowledged that he executed the within instrument for the purposes therein contained as the free act and deed of GEORGE BRANDON LYNCH.

Witness my hand, this 27 day of December, 2002.

Notary Public

My Commission Expires: Sept 4, 2005

STATE OF TENNESSEE)
COUNTY OF Davidson)

On this 27 day of December, 2002, personally appeared before me, Jamie M. West, a Notary Public of said County and State, CARL A. GROTE, III, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of WILLIS MANNING FARRIS, IV, and who acknowledged that he executed the within instrument for the purposes therein contained as the free act and deed of WILLIS MANNING FARRIS, IV.

Witness my hand, this 27 day of December, 2002.

J. M. West
Notary Public

JAMIE M. WEST NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: Sept. 4, 2005

STATE OF TENNESSEE)
COUNTY OF Davidson)

On this 20 day of December, 2002, personally appeared before me, Marianne Marty, a Notary Public of said County and State, DANIEL RAINES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of EVELYN DUNCAN FARRIS RAINES and who acknowledged that he executed the within instrument for the purposes therein contained as the free act and deed of EVELYN DUNCAN FARRIS RAINES.

Witness my hand, this 20 day of December, 2002.

Marianne Marty
Notary Public

MARIANNE MARTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 1/28/2006

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being a part of the Plan of Brattlesboro Place Condominium, of record in Book 5200, page 731, Register's Office for Davidson County, Tennessee, the part hereby described being:

Unit 220 on said Plan, and further shown in and described by the Master Deed establishing a Horizontal Property Regime of Brattlesboro Place Condominiums, of record in Book 6313, page 496, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rachael Farris by deed from SCW, Inc., of record in Book 6460, page 225, Register's Office for Davidson County, Tennessee; the said Rachael Farris having sinced died and her under Docket No. 02P960, Will Book 4089, page 754287, Probate Court of Davidson County, Tennessee, devised subject property to Carl A. Grote, III, Rachel Lynch, Farris Lynch Ralston, Mary Eleanor Grote McKenzie, Jane Elizabeth Grote Hipp, Evelyn Duncan Farris Raines, Virginia Lee Farris Gordon, Howell Jackson Lynch, Jr., George Brandon Lynch and Willis Manning Farris, IV.

EXHIBIT B

Encumbrances

1. Subject to the liens of any unpaid assessments and/or special assessments.

2. Rights of others in and to the common elements.

3. Terms, conditions, easements, rights and liens as set forth in the Master Deed of record in Book 6313, page 496, and the By Laws of record in Book 6313, page 532.

4. Matters shown on the Plan of record in Book 5200, page(s) 731, ~~as amended in Book 6122, page 200~~ delete, said Register's Office.

5. Any and all Zoning Ordinances which may affect the subject property.