Box 17

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF December 2002

Notary Public

MY COMMISSION EXPIRES: 11/26/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 2101, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Strachan (NAME)	Same (NAME)	MAP 104-2-S
[illegible] (ADDRESS)	(ADDRESS)	PARCEL 10
[illegible] (CITY) (STATE) (ZIP)	(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, Traci A. Dickenson Jenkins f/k/a Tracie A. Dickenson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Matthew Strachan and Bernadette Strachan

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. 202, together with Parking Space No. 5, of the Hedrick Place 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 Hedrick Place Condominiums, as recorded in the Register's office for Davidson County, Tennessee, as Instrument No. 200002030011406, including without limitation the By-Laws appended thereto, as Exhibit "C", said Register's Office, together with the undivided 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 Hedrick Place Condominiums, as shown on Exhibit Map to the Master Deed as recorded in said Register's Office, as Instrument No. 200002030011406, for a more complete identification and description of such Unit and Parking Space.

Being the same property conveyed to Tracie A. Dickenson by deed from Craighead Development, LLC of record in Instrument No. 200005010042548, Register's Office for Davidson County, TN.

Tracie A. Dickensen having since married and now being Tracie A. Dickenson Jenkins.

Chad A. Jenkins joins in this conveyance to convey any interest he may have as the husband of Tracie A. Dickenson Jenkins.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record, said Register's Office.

CONTINUED

unimproved ( )
This is improved (X) property, known as 116 31st Avenue North #202, Nashville, TN 37203
(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 30th day of December, 2002

Traci A. Dickenson Jenkins

Chad A. Jenkins

Davidson County DEEDWARR
Recvd: 01/03/03 12:14 2pgs
Fees:13.00 Taxes:591.63

20030103-0001194

12 Chudleigh Road
Twickenham
Middlesex
TW2 7QP United Kingdom

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 Traci A. Dickenson Jenkins and Chad A. Jenkins

the bargainor ___, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that t/she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 10th day of December 2002.

Commission expires 11/26/05

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 that ___ as such ___ and ___ being authorized so to do, executed 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

LEGAL DESCRIPTION CONTINUATION

Covenants, conditions and restrictions as contained in the Master Deed for Hedrick Place Condominiums as recorded in Instrument No. 200002030011406, Register's Office for said County.

The legal description is the same as the previous deed of record.