Davidson County DEEDWARR
Recvd: 01/15/03 09:49 3pgs
Fees:18.00 Taxes:212.75

20030115-0006230

[ADDRESS NEW OWNER:] [SEND TAX BILLS TO:] [MAP-PARCEL NO.]

Steven C. Kirby	Provident Funding	Map 117-3
2601 Hillsboro Pike Unit J-4	PO Box 5914	Parcel B146
Nashville, TN 37212	Santa Rosa, CA 95402	11314 26b

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Michael C. Julian, an unmarried person** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Steven C. Kirby, an unmarried person** (The "Grantee"), his heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. J-4 on the Plan of The Villager Condominium Apartments of record in Plat Book 5200, page 201, Register's Office for said County.

There is conveyed with the above described individual condominium unit an undivided interest in and to the general and/or restricted common areas and facilities of The Villager Condominium Apartments, as said areas are set forth and defined in Master Deed and By-Laws of record in Book 5434, page 665, Book 5434, page 708 and Book 5487, page 967, all in the Register's Office for Davidson County, Tennessee, and to which reference is hereby made for more particulars.

Being the same property conveyed to Michael C. Julian, unmarried by deed of record in Book 8263, page 193, said Register's Office.

This is improved property commonly known as 2601 Hillsboro Pike, Unit J-4, Nashville, TN 37212.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2003 and subsequent years.
2. Plan of record in Book 5200, page 201, said Register's Office.
3. Master Deed of record in Book 5434, page 665, and corrected in Book 5487, page 967, said Register's Office.

4. Easement to the State of Tennessee of record in Book 4808, page 424, said Register's Office.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $57,500.00.

Affiant

Subscribed and sworn to before me this 13th day of January, 2003.

Notary Public

ROBERT JOHN NOTESTINE
NOTARY PUBLIC, DAVIDSON COUNTY, TENNESSEE
MY COMMISSION EXPIRES SEP. 24, 2005

My Commission Expires:

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor 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 set forth herein above.

And Grantor does further covenant and binds himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

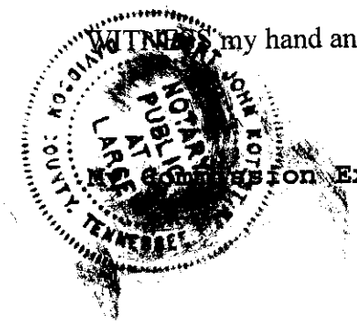
IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 13th day of January, 2003.

Michael C. Julian

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Michael C. Julian, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 17th day of **January**, 2003.



ROBERT JOHN NOTESTINE
NOTARY PUBLIC, DAVIDSON COUNTY, TENNESSEE
MY COMMISSION EXPIRES SEP. 24, 2005

Notary Public

My Commission Expires: