Prepared by and after Recording Return To:
Title Enterprise Service Company, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
12030004

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Blythe Bond Sanders III** (hereinafter referred to as "Grantors") have this day bargained and sold and do hereby transfer and convey unto **Terry T. Wilsdorf** (hereinafter referred to as "Grantee"), it's successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Being Unit No. 207, The Montclair, as described in the Master Deed establishing Horizontal Property Regime of the Montclair, of record in Book 7332, page 380, Register's Office for Davidson County, Tennessee, as amended by instrument of record in Book 7902, page 113, said Register's Office, together with an undivided interest in the common elements appurtenant to such unit, as described in said Master Deed, as amended.

Being the same property conveyed to Blythe Bond Sanders III from John David Fitzgerald III and wife, Alberta Hight Fitzgerald by Warranty Deed dated June 7, 2002 and recorded June 10, 2002 in Instrument No. 200206100070131, Register's Office for Davidson County. Also conveyed to John David Fitzgerald III, unmarried, from Murray T. Polk, unmarried, by Warranty Deed dated May 27, 1998 and recorded May 29, 1998 in Book 10951, page 832, Register's Office for Davidson County.

This conveyance is subject to Restrictions of record in Book 7902, page 113 and Master Deed of record in Book 7332, page 380, amended in Book 7902, page 113, Register's Office for Davidson County.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title there unto belonging, unto the said Grantee(s), it's successors and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real-estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes which taxes have been prorated between the parties herein and any such encumbrances and set forth in Exhibit A .

The undersigned further covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand this 21 day of January, 2003.

Davidson County DEEDWARR
Recvd: 01/23/03 09:18 2pgs
Fees:13.00 Taxes:643.80
20030123-0009538

Blythe Bond Sanders III

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Blythe Bond Sanders III** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

WITNESS my hand and official seal, this 21 day of January, 2003.

DAVID ROBERTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

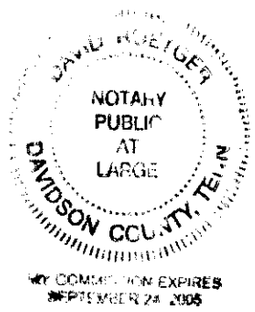
The actual consideration or value, whichever is greater, for this transfer is $174,000.00which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Laura W. Duke
Affiant

Subscribed and sworn to before me this 21 day of January, 2003.

Notary Public

My Commission Expires: _____



MAP AND PARCEL NUMBERS: 104-09-O-K-207.00CO

ADDRESS NEW OWNER:
3818 West End Ave. #207
Nashville, TN 37205

SEND TAX BILLS TO:
Wells Fargo Home Mortgage, Inc.
P.O.BOX 5708
Springfield, OH 45501