Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

WARRANTY DEED

B-PC-03-0102

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,000.00

John Thuss Terrell
Affiant

Subscribed and sworn to before me, this 31st DAY OF January, 2003.

Notary Public

MY COMMISSION EXPIRES: 9.25.04
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Thuss Terrell	OWNER (NAME)	
1515 16th Avenue South (ADDRESS)	(ADDRESS)	92-16-B-2CO AND
Nashville, TN 37212 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	92-16-B-12CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we CHARLES EDWARD ROBERTS AND WIFE, MARY ANN ROBERTS, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JOHN THUSS TERRELL, MARRIED, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lots 163, 164, 165, 166, 167, 168 and 169 on the plan of O.B. Hayes Second Plan of Small Lots in Nashville, of record in Plat Book 1, page 81, Chancery Court, Davidson County, Tennessee, and further known as:

Unit No. 102 and 205 on the Plan of University Square Condominium Apartments of record in Book 6900, page 124, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest of the common elements as shown in the Master Deed and By-Laws of record in Book 7051, page 529, as amended in Book 7119, page 884, said Register's Office.

Being the same property conveyed to Charles Edward Roberts and Mary Ann Roberts by Deed as shown of record in Book 7828, page 687 and Book 7828, page 621, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Book 7051, page 529 and Book 7119, page 884, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 02/07/03 10:25 2pgs
Fees:13.00 Taxes:569.80

20030207-0017099

unimproved ( )
This is improved (X) property, known as 900 19th Avenue South Unit 102 & 205, Nashville, Tennessee 37206
(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/our hand(s) this 31st day of January, 2003.

Charles Edward Roberts Jr.
Mary Ann Roberts
Charles Edward Roberts by Mary Ann Roberts, attorney-in-fact

Mary Ann Roberts
Mary Ann Roberts

STATE OF Tennessee
COUNTY OF Davidson

I, Roberta Loffi, a Notary Public of the County and State first above written, do hereby certify that Mary Ann Roberts personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 31st day of January, 2003.

Notary Public

My Commission Expires:

(SEAL)



STATE OF Tennessee
COUNTY OF Davidson
On this the 31st day of January, 2003, before me personally appeared Mary Ann Roberts 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 Charles Edward Roberts by virtue of that Power of Attorney, recorded simultaneously herewith in Instrument Number 200302070017098, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this 31st day of January, 2003.

NOTARY PUBLIC

My Commission Expires: 4-21-04



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903