THIS INSTRUMENT PREPARED BY: ***James T. Oglesby, Esquire*** ***Mid-State Title & Escrow, Inc.*** *Royal Oaks Trade Center* *128 Holiday Court, Suite 125* *Franklin, Tennessee 37067* *(615) 790-3156* (Represented Seller Only)	*STATE OF TENNESSEE]* *COUNTY OF WILLIAMSON]* *The actual consideration or value, whichever is greater, for this transfer is $130,000.00.* *Affiant* *Notary Public* *My commission expires:* 1/25/2005

ANN M. LEDET NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

Name and Address of New Owner:

John D. Moran, III
3000 Hillsboro Road, #20
Nashville, Tennessee 37215

Davidson County DEEDWARR
Recvd: 02/10/03 09:56 3pgs
Fees:18.00 Taxes:481.00
20030210-0017791

Send Tax Bills To:
SunTrust Mortgage, Inc.
P.O. Box 79041
Baltimore, MD 21279-0041

Street Address of Subject Property:	**Map and Parcel:**
3000 Hillsboro Road, #20 Nashville, Tennessee 37215	117-3-A/20

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Claudia Jean Schauman, unmarried and Frances Colley Bowman, unmarried**, hereinafter called "**GRANTOR,**" haves bargained and sold, and by these presents does transfer and convey unto **John D. Moran, III**, hereinafter called "**GRANTEE,**" his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

See Attached Exhibit "A"

Being the same property conveyed to Claudia Jean Schauman and Frances Colley Bowman by warranty deed of George F. Gray, Jr., of record in Book 6810, page 226, Register's Office of Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1. Davidson County Taxes for the year 2003 which have been prorated between the parties and assumed by Grantee;

2. All matters shown on plan of record in Plat Book 5050, page 80, in the Register's Office for Davidson County, Tennessee;

3. Declaration of Covenants, Conditions and Restrictions of record Master Deed for Versailles Townhomes Homeowner's Association of record in Book 5168, page 944, By-Laws in Book 5168, page 961, Book 5659, page 641, Book

4. Terms and limitations imposed by Tennessee Horizontal Property Act, Tennessee Code Annotated, Sections 66-27-101, et seq.; and

5. Charter of Incorporation of Versailles Townhomes Homeowner's Association of record in Book 5179, page 858, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantor does covenant with the said Grantee that they 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 Grantor does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the Grantee, his 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 6th day of February, 2003.

Claudia Jean Schauman
Claudia Jean Schauman

Frances Colley Bowman
Frances Colley Bowman

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned Notary Public, in and for said State and County, Claudia Jean Schauman, unmarried and Frances Colley Bowman, unmarried, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at Franklin, Tennessee, the day and year first above written.

NOTARY PUBLIC

My commission expires: 6-16-04

EXHIBIT "A"

A certain condominium apartment in Davidson County, TN, described as Unit 20 Versailles Condominiums, a Condominium, a Horizontal Property Regime, located on Hillsboro Road Davidson County, TN, as shown on the plat of Versailles Apartments, Condominium apartments, recorded in Plat Book 5050, page 80, said Register's Office, and described in a Master Deed recorded in Book 5168, page 944, as amended in Book 7770, page 955 and Book 8434, page 719, said Register's Office, to which reference is hereby made. The easements, restrictive convenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Versailles Apartments, Condominium Apartments contained in the Master Deed recorded in Book 5168, page 944, as amended in Book 7770, page 955 and Book 8434, page 719, and By-Laws recorded in Book 5168, page 961, as amended in Book 5589, page 367, Book 5659, page 641, as re-recorded in Book 5667, page 375, and further amended in Book 7770, page 955, Register's Office for Davidson County, TN, are incorporated in this deed by reference and made a part hereof the same as though copied herein.