This Instrument Prepared By:
Gibson & Gregory
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

404

Davidson County DEEDWARR
Recvd: 03/05/03 16:02 2pgs
Fees:13.00 Taxes:221.26
20030305-0029478

ADDRESS NEW OWNER:

Jennifer Buck
2020 Beech Avenue, Unit A-9
Nashville, TN 37203

SEND TAX BILL:
ABN AMRO Mortgage Corp.
711 High Street
Des Moines, IA 50392-0470

MORTGAGEE:
ABN AMRO Mortgage Corp.
711 High Street
Des Moines, IA 50392-0470

MAP AND PARCEL:
MAP 105-10-0-A,
PARCEL 112

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, KISS Partners, a Tennessee general partnership, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Jennifer Buck, ("Grantee"), her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson, Tennessee, being Unit No. A-9, together with the appurtenant interest in the common elements of BeechTree Condominiums, a horizontal property regime established by Master Deed of record in Book 11174, page 284, amended in Book 11680, page 193, Register's Office for said County, said unit being depicted on the Condominium Site Plan for BeechTree Condominiums attached as the Exhibit Map to the aforementioned Master Deed of record in Book 11174, page 284, Register's Office for said County.
>
> Being the same property conveyed to KISS Partners, a Tennessee general partnership composed of H. Michael Barrett and Eric P. Johnson, general partners, by Quitclaim Deed from H. Michael Barrett, a married man, and Eric P. Johnson, a married man, of record in Instrument No. 20011231-0145321, said Register's Office. The said Eric P. Johnson is Managing Partner of KISS Partners.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 2020 Beech Avenue, Unit A-9, Nashville, TN 37203.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, her heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, her heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 4th day of March, 2003.

KISS Partners

By: _____
Eric P. Johnson, Managing Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary public of said City and State, personally appeared Eric P. Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Managing Partner of KISS Partners, the within named bargainor, and that he as such Managing Partner executed the foregoing instrument for the purposes contained therein, by signing the name of the partnership by himself as Managing Partner.

Witness my hand and official seal this 4th day of March, 2003.

_____
Notary Public

My Commission Expires: 9-30-2006

JEANNE BURTON GREGORY
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires September 30, 2006

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $59,800.00.

_____
AFFIANT

Subscribed and sworn to before me
this 4th day of March, 2003.

_____
NOTARY PUBLIC

My Commission Expires: 9-30-06

JEANNE BURTON GREGORY
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires September 30, 2006