WARRANTY DEED

RETURN TO:
PREMIER TITLE & ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TENNESSEE 37215

BOX 10-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 224,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF February, 2003

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Blair P. Durham (NAME)	SunTrust Mortgage, Inc. (NAME)	MAP 117-07-C
135 Hampton Place (ADDRESS)	901 Semmes Avenue (ADDRESS)	PARCEL 135
Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	Richmond, VA 23224 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Jennifer Vice Garrett and husband, Todd W. Garrett

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Blair P. Durham, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 135 of Hampton Place Townhomes Condominiums, a horizontal property regime created under Title 66, Section 27-101, et seq., as amended, T.C.A. and as established by a Master Deed of record in Book 5891, page 897, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plat of Hampton Place Townhomes Condominiums of record in Book 5200, page 421, said Register's Office, for a more complete description thereof.

Being the same property conveyed to Jennifer Vice by deed from Gregory T. Chappell, unmarried, of record under Instrument #20010530-0055784, said Register's Office. Jennifer Vice has since married and is now known as Jennifer Vice Garrett. Todd W. Garrett joins in executing this Deed to convey any interest he may have in said property.

This conveyance is subject to (a) 2002 real property taxes which have been prorated and assumed by the grantor(s); (b) all matters appearing on the plan of record in Book 5200, page 421, said Register's Office; and (c) Master Deed and Bylaws of record in Book 5891, page 897 and Boo5891, page 937, said Register's Office.

Davidson County DEEDWARR
Recvd: 03/06/03 13:45 2pgs
Fees:13.00 Taxes:832.13

20030306-0029829

unimproved ( )
This is improved (X) property, known as 135 Hampton Place, Nashville, Tennessee 37215
(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 our hand s this 27th day of February, 2003

Jennifer Vice Garrett

Jennifer Vice Garrett

Todd W. Garrett

Todd W. Garrett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jennifer Vice Garrett and Todd W. Garrett

the bargainor s, 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 official seal at Nashville, Tennessee, this 27th day of February, 2003.

Commission expires _____

Notary Public

JOHN GREGORY HARDEMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN Exp. 3/26/05

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public