THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 20153**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $170,000.00. Christina K. Paxton Affiant Subscribed and sworn to before me, this 19th day of March, 2003. Notary Public My Commission Expires: 11/29/03

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN My Commission Expires NOV. 29, 2003

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN My Commission Expires NOV. 29, 2003

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
CHRISTINA K. PAXTON 3818 West End Ave., #313 Nashville, Tennessee 37205	AMSOUTH BANK 2050 PARKWAY OFFICE CIRCLE BIRMINGHAM, AL 35244	MAP 104-09-0K PAR 313.00CO FB 26W10092

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, JEFFREY A. CALK AND WIFE, HOLLY M. CALK, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to CHRISTINA K. PAXTON, UNMARRIED,("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3818 West End Ave.,#313, Nashville, Tennessee 37205.

Holly M. Calk, spouse of Jeffrey A. Calk, joins in the execution of this instrument for the purpose of conveying any interest she may have in subject property by virtue of her marriage to the said Jeffrey A. Calk.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of March, 2003.

Jeffrey A. Calk
JEFFREY A. CALK

Holly M. Calk
HOLLY M. CALK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, JEFFREY A. CALK AND HOLLY M. CALK, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of March, 2003.

My Commission Expires: _____ Notary Public

NOTARY PUBLIC AT LARGE My Commission Expires NOV 29 2003

Davidson County DEEDWARR
Recvd: 03/26/03 12:41 2pgs
Fees:13.00 Taxes:629.00

20030326-0039791

Schedule "A"

Land in Davidson County, Tennessee, being Unit No. 313, together with the appurtenant interest in the common elements of The Montclair, a horizontal property regime established by Master Deed, of record in Book 7332, page 380 amended in Book 7902, page 133 and Instrument Nos. 20021231-0162451 and 20030113-0005471, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to Jeffrey A. Calk, unmarred by deed from Russell J. Fleming and wife, Sandra M. Fleming, said Register's Office.

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

1. 2003 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Charter of Incorporation of Montclair Condominiums Homeowner's Association, Inc. of record in Book 7332, page 428 and Book 7887, page 462, as re-recorded in Book 7902, page 127, Register's Office for Davidson County, Tennessee.
4. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed and By-Laws for the Montclair, of record in Book 7332, page 380, amended in Book 7902, page 113, Instrument No. 200212310162451 and Instrument No. 200301130-005471, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record in Plat Book 6900, page 954, Register's Office for Davidson County, Tennessee.

FOR INFORMATIONAL PURPOSES ONLY:
Property Address: 3818 West End Avenue, #313
Nashville, TN 37205