RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 165,500.00.

Affiant

Subscribed and Sworn to before me on this the 9th day of April, 2003.

Notary Public

My Commission Expires: _____

KATHY SNIDER NOTARY Exp. 5/28/06 PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT PREPARED BY:
J. Greg Hardeman
PREMIER ESCROW, LLC
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

Davidson County DEEDWARR
Recvd: 04/10/03 11:16 2pgs
Fees:13.00 Taxes:612.35
20030410-0047708

GENERAL WARRANTY DEED

Address New Owner(s)	Sent Tax Bills To	Map-Parcel Number(s)
Jacob May 3901 West End Avenue, #507 Nashville, TN 37205	SAME	Map 103-16-A Parcel 51

For good and valuable consideration, receipt of which is hereby acknowledged, John T.H.N. Dunavan, unmarried ("Grantor") have bargained and sold, and by these presents do transfer and convey unto Jacob May, unmarried ("Grantee") certain real estate located in Davidson County, Tennessee, described as follows:

Unit No. 507 of ROKEBY, a Condominium or horizontal property regime established by Master Deed of record in Book 4829, page 138, Register's Office for Davidson County, Tennessee, as amended in Book 4983, page 98 and Book 5096, page 409, said Register's Office; and shown on a "2nd Revised Plan" of record in Book 5050, page 16, said Register's Office. The said Unit is more fully depicted on the Plan of the 5th Floor of ROKEBY of record in Book 5060, page 144, said Register's Office.

Together with each and all of the rights, privileges and appurtenances thereunto belonging, as set forth in the said Master Deed and Bylaws, including without limitation such Unit's undivided percentage interest in the land and common elements, and its interest in any appurtenant limited common elements shown on the said Plan of record in Book 5060, page 144, said Register's Office. Parking Space No. 14 shown on the said "2nd Revised Plan" of record in Book 5050, page 16, said Register's Office, is expressly assigned as a limited common element to said Unit.

Subject, however, to all of the provisions, conditions, restrictions, burdens and undertakings contained in the said Master Deed, the Plan, as amended, and the By-Laws, all of which the Grantee does assume and agree to observe and perform, including, but not limited to, the payment of assessments.

Being the same property conveyed to John T.H.N. Dunavan by deed from Ellen L. More of record as Instrument Number 20000602-0055097, Register's Office for Davidson County, Tennessee.

This is improved property known as 3901 West End Avenue, #507, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the said real property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said land in fee simple subject to the matters set forth above, has good right to convey it subject to the matters set forth above, and the same is unencumbered except as set forth above. Grantor further covenants and binds itself, its heirs, representatives, successors and assigns to warrant and forever defend the title to the said real property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever except claims arising out of matters set forth above.

As used herein, the singular number shall include the plural and the masculine gender all other genders.

Witness Grantor's hand this 9th day of April, 2003.

John T.H.N. Dunavan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared John T.H.N. Dunavan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 9th day of April, 2003.

NOTARY PUBLIC

My Commission Expires: 