BOX 2

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $160,000.00. Affiant Subscribed and sworn to before me, this 30th day of April, 2003. Notary Public My Commission Expires: _____

RITA ANN MANGRUM NOTARY PUBLIC WILLIAMSON CO. TN

My Commission Expires April 6, 2004

Address New Owner As Follows:
William Jeffrey Mason and
Erin Boyle Mason
4505 Harding Pike #133
Nashville, TN 37205

Send Tax Bills To:
NEW OWNER

Map-Parcel Number
116-3B-133

Davidson County DEEDWARR
Recvd: 05/09/03 10:31 2pgs
Fees:13.00 Taxes:592.00
20030509-0062515

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 consideration, the receipt of which is hereby acknowledged, **JACK A. PIRRIE, JR., MARRIED**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **WILLIAM JEFFREY MASON AND WIFE, ERIN BOYLE MASON**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 133 on the Plan of Royal Oaks Condominiums, as of record in Book 5200, page 45, Register's Office for Davidson County, Tennessee, together with an undivided 2.797% interest in the common elements as set forth in the Master Deed of record in Book 5282, page 972, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jack A. Pirrie, Jr., unmarried by deed from Michael B. Pirrie and wife, Kristin Pirrie, of record in Book 11323, page 356, Register's Office for Davidson County, Tennessee.

This not the principal place of residence of the Grantor named herein or his spouse.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2003 Metro taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 5200, page 45, Register's Office for Davidson County, Tennessee.

3. Master Deed and ByLaws establishing a Horizontal Property Regime of Royal Oaks Condominiums, of record in Book 5282, page 972, Register's Office for Davidson County, Tennessee.

4. Rights of others in and to the common elements.

This is improved property known as 4505 Harding Pike #133, Nashville, TN 37205.

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 I covenant with the said Grantees that I am 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 I further covenant and bind myself, my heirs and assigns, 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 person whomsoever.

WITNESS our hands this 30th day of April, 2003.

Jack A. Pirrie, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JACK A. PIRRIE, JR.**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of April, 2003.

Notary Public

My Commission Expires: 10/25/07