RETURN TO: ADVANTAGE Title & Escrow
109 KENNER AVENUE
NASHVILLE, TN 37205

THIS INSTRUMENT PREPARED BY:
Mudter Morgan & Patterson
Attorneys-at-Law
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215

First Title & Escrow Co., Inc.
FTEC File No. 20554

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is: $112,000.00.

Affiant

Subscribed and sworn to before me this 28th day of APRIL, 2003.

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires SEPT. 30, 2006

Davidson County DEEDWARR
Recvd: 05/09/03 13:14 2pgs
Fees:13.00 Taxes:414.40

20030509-0062662

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Mr. Michael F. Galehouse 303 Summit Ridge Circle Nashville, TN 37215	National Bank of Commerce one Commerce Square- First Floor Memphis, TN 38150	MAP 131-05-B PAR 303.00 CO FB 07DAS 92188

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, THOMAS K. NUCCIO, MARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to MR. MICHAEL F. GALEHOUSE, A SINGLE PERSON ("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 303 Summit Ridge Circle, Nashville, Tennessee 37215.

SUZANNE I. NUCCIO, the spouse of THOMAS K. NUCCIO, joins in this conveyance solely to convey any marital interest she may have in subject property by virtue of her marriage to the said THOMAS K. NUCCIO.

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 28th day of APRIL, 2003.

THOMAS K. NUCCIO

SUZANNE I. NUCCIO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, THOMAS K. NUCCIO AND SUZANNE I. NUCCIO, 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, at office, this 28th day of APRIL, 2003.

My Commission Expires: 9/30/06

Notary Public

WILLIAM T. CHAPMAN IV NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires Sep

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 303, together with the appurtenant interest in the common elements of Four Seasons Condominium, a horizontal property regime established by Master Deed, of record in Book 6841, page 349 as amended in BOok 6847, page 122, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed and being located upon Lot No. 1 on the Plan of Clark Gower Property of record in Plat Book 5050, page 30, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Thomas K. Nuccio by deed from William J. Betzold and wife, Dorothy A. Betzold of record in Book 10105, page 599, said Register's Office.

This conveyance is made subject to: (1) 2003 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 6841, page 349 as amended in Book 6847, page 122; (3) Easements of record in Book 5271, page 430, Book 4821, page 20, Book 7776, page 899, Book 6869, page 157, Book 7776, page 899, Book 5158, pages 846 and 852; (4) Charter of record in Book 6855, page 917, amended in Book 8176, page 697; (5) Engineering Report of record in BOok 6847, page 125; (6) Easement Agreement of record as Instrument No. 2010912-0099679; (7) Deed of conveyance of sewer line in Book 5271, page 430; (8) Easement/Surveyor's Description in Book 10068, page 413; (9) Consent for easement of record in Book 6869, page 162, re-recorded in Book 6870, page 966; and (10) All matters appearing on the Plan of record in Plat Book 5050, page 30, said Register's Office.