Prepared by and after Recording Return To:
Title Enterprise Service Company LLC
109 Westpark Drive, Suite 100
Brentwood, TN 37027
6030132

Davidson County DEEDWARR
Recvd: 05/12/03 12:37 2pgs
Fees:13.00 Taxes:636.40
20030512-0063442

Return To:
Elite Title Company
109 Westpark Drive
Suite 100
Brentwood, TN 37027

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Hilda M. McGregor** (hereinafter referred to as "Grantors") have this day bargained and sold and do hereby transfer and convey unto **Steven W. Ainsworth, unmarried** (hereinafter referred to as "Grantee"), it's successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Unit No. 110, The Montclair, as described in the Master Deed Establishing a Horizontal Property Regime of The Montclair, of record in Book 7332, page 380, Register's Office for Davidson County, Tennessee, as amended by instrument of record in Book 7902, page 113, said Register's Office, together with an undivided interest in the common elements appurtenant to such Unit, as described in said Master Deed, as amended, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Hilda M. McGregor by Deed from Capital Bank & Trust Company dated 9-20-00, recorded 10-06-00, in Instrument # 200010060099601, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions of record in Book 6846, page 838 and Mater Deed of rEcord in Book 7332, page 380 and Book 7902, page 113, all of said Register's Office; setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), it's successors and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real-estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand this 5 day of MAY, 2003.

Hilda M. McGregor

James L. McGregor

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Hilda M. McGregor** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

WITNESS my hand and official seal, this 5 day of May, 2003

HOLLY LEIGH GRANT NOTARY PUBLIC AT LARGE Williamson County, TENN.

Notary Public

My Commission Expires: 5.22.04

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $172,000.00which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 5 day of MAY, 2003.

Notary Public

My Commission Expires: 5.22-04

HOLLY LEIGH GRANT NOTARY PUBLIC AT LARGE Williamson County, TENN.

MAP AND PARCEL NUMBERS: 104-09-0-K- 110.00 CO

ADDRESS NEW OWNER:
3818 West End Avenue, # 110
Nashville, TN 37205

SEND TAX BILLS TO THE SAME ADDRESS