Box 17

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/13/03 12:29 2pgs
Fees:13.00 Taxes:85.10
20030513-0064152

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 234,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF May, 2003

Notary Public

MY COMMISSION EXPIRES: 1/29/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leland Watts (NAME)	same (NAME)	MAP 133-16A
2819 Gallatin Road (ADDRESS)	(ADDRESS)	PARCEL 101
Nashville, TN 37216 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Sherry R. Keith and Elizabeth L. Frensley, both unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leland Watts

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit H-2 of Barcelona Condominium (now known as Harding Glen Condominium) created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated as established by a Master Deed of record in Book 6400, page 801, and amended in Book 9397, page 814, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Barcelona Condominium of record in Book 6400, page 839, said Register's Office and as set forth in Exhibit A-2 of this Master Deed to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sherry R. Keith by deed from The Resource Foundation, Inc. of record in Book 9369, page 343 and to Sherry R. Keith and Elizabeth L. Frensley, with right of survivorship, by deed from Sherry R. Keith of record in Instrument No. 20020625-0076104, Register's Office for Davidson County, TN.

This conveyance is made subject to all covenants, conditions and restrictions contained in the Master Deed of record in Book 6400, page 801, amended in Book 9397, page 814; Charter of record in Book 6400, pages 581 and 861; any and all existing easements of record and all matters shown on the plan of record as set forth in Exhibit A-2 of the Master Deed, in Book 6400, page 839, Register's Office for said County.

Taxes for the year 2003 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

unimproved ( )
This is improved (X) property, known as 270 Tampa Drive, Unit H-2, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs and representatives, 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 persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 9th day of May, 2003

Sherry R. Keith
Sherry R. Keith

Elizabeth L. Frensley by Sherry R. Keith attorney-in-fact
Elizabeth L. Frensley by Sherry R. Keith by Power of Attorney of record in Instrument No. 20020625-0076106, Register's Office for Davidson County, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sherry R. Keith and Elizabeth L. Frensley

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that She executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 9th day of May, 2003.

Commission expires 1/25/05

Notary Public

SAMUEL F. ANDERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who, upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

State of Tennessee
County of Davidson

On May 9, 2003, before me personally appeared Sherry R. Keith to me known to be the person who executed the foregoing instrument in behalf of Elizabeth L. Frensley and acknowledged that she executed same as the free act and deed of said Elizabeth L. Frensley for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 9th day of May, 2003,

My Commission Expires:

1/25/05

Notary Public

SAMUEL F. ANDERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN