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. 20619**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $91,000.00. Affiant Subscribed and sworn to before me, this 1st day of MAY, 2003. Notary Public My Commission Expires: 11-26-05

Davidson County DEEDWARR
Recvd: 05/19/03 15:06 2pgs
Fees:13.00 Taxes:336.70
20030519-0068122

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ms. Amy Elizabeth Hart 4225 Harding Pike #203 Nashville, TN 37215	Capital Bank & Trust Co. 1820 West End Avenue Nashville, TN 37203	MAP 103-16-C PAR 205.00 CO FB 07DA 79513

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, DEBRA DOHRER, UNMARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to AMY ELIZABETH HART, UNMARRIED ("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 4225 Harding Pike, #205, Nashville, Tennessee 37215.

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 1st day of MAY, 2003.

DEBRA DOHRER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, DEBRA DOHRER, 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, at office, this 1st day of MAY, 2003.

My Commission Expires: _____ Notary Public

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 29, 2003

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit 205 on the Plan of Wellington Arms Condominiums of record in Plat Book 5200, page 316, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Wellington Arms Condominums, a horizontal property regime established by Master Deed of record in Book 5721, page 241 , corrected in Book 5740, page 897, amended in Instrument No. 20001205-00119242, said Register's Office.

Being the same property conveyed to Debra Dohrer, unmarried by deed from Robert E. Frankum, and wife, Diana Frankum of record in Book 11130, page 349, 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 5721, page 241, corrected in Book 5740, page 897, and Instrument No. 20001205-00119242; (3) Easements of record in Book 7692, page 861; and (4) All matters appearing on the Plan of record in Plat Book 5200, page 316, said Register's Office.