THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** Return to: **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 20278**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $157,000.00. Affiant Subscribed and sworn to before me, this 22nd day of MAY, 2003. Notary Public My Commission Expires:

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

My Commission Expires SEPT. 30, 2006

WARRANTY DEED

Address New Owner: Mr. Alexander J. Lehman 127 Matthew Lane Nashville, TN 37215	**Send Tax Bills To:** SouthTrust Mortgage Corporation P.O. Box 11032 Orange, CA 92856-8132	**Tax Information:** MAP 117-7-D PAR 34.00 CO FB 07DA 91106

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, STEVEN V. RICHARDS, MARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to ALEXANDER J. LEHMAN, 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 127 Matthew Lane, Nashville, Tennessee 37215.

TIFFANY RICHARDS, the spouse of STEVEN V. RICHARDS, joins in this conveyance solely to convey any marital interest she may have in subject property by virtue of her marriage to the said STEVEN J. RICHARDS.

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 22nd day of MAY, 2003.

STEVEN V. RICHARDS

TIFFANY RICHARDS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, STEVEN V. RICHARDS AND TIFFANY RICHARDS, 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 22nd day of MAY, 2003.

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

My Commission Expires: _____ Notary Public

My Commission Expires SEPT. 30, 2006

Davidson County DEEDWARR
Recvd: 05/27/03 11:21 2pgs
Fees:13.00 Taxes:580.90

20030527-0071194

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit 34 on the Plan of Amended Condominium Site Plan Park Green of record in Plat Book 6250, page 253, 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 The Park Green Homeowners' Association, a horizontal property regime established by Master Deed of record in Book 6247, page 872, amended in Book 6453, page 717, Book 8430, page 364, said Register's Office.

Being the same property conveyed to Steven V. Richards, unmarried by deed from Christina M. Massinople, unmarried of record in Book 10989, page 394, 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 6247, page 872, amended in Book 6453, page 717, and in Book 8430, page 364; and (3) All matters appearing on the Plan of record in Plat Book 10989, page 397, said Register's Office.