51-B

THIS INSTRUMENT PREPARED BY:

Ansel L. Davis, Esq.
ANSEL L. DAVIS, P.L.L.C.
45 Music Square W.
Nashville TN 37203

Address New Owner(s) as Follows:	Send Tax Bills To:	Map-Parcel No.
Unit 1011 Windsor Towers 4215 Harding Rd. Nashville TN 37205	New Owner	Map 103-16-B Parcel 118

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of TEN and NO/00 DOLLARS ($10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Ansel L. Davis, Trustee**, hereinafter referred to as the "Grantor", has this day bargained and sold, and does hereby transfer, sell, convey and set over unto, **Thomas W. Oliphant and wife, Cynthia W. Oliphant,** as tenants by the entireties (hereinafter referred to collectively as the "Grantee"), their successors, heirs and assigns forever, certain real estate located in Davidson County, Tennessee, described as follows:

A certain condominium unit located in Davidson County, Tennessee, being Unit No. 1011 as shown on the Plat of Windsor Towers, a condominium, of record in Book 5200, page 71, Register's Office for Davidson County, Tennessee, together with a certain undivided interest in the common elements of the 4215 Harding Road Homeowner's Association, as described in Book 5313, page 338, as amended in Book 8666, page 789, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ansel L. Davis, Trustee, by deed from John C. Buntin and wife, Sally Baskin Buntin, of record in Book 11414, page 194, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as Unit 1011 Windsor Towers, 4215 Harding Rd., Nashville, Tennessee 37205.

Said property is conveyed subject to the following:

1. Metropolitan Government taxes for the year 2003, a lien but not yet due and payable.

2. Terms, conditions, easements, rights and liens as set forth in the Master Deed of the 4215 Harding Rd., Homeowner's Association, and the By-Laws appended thereto, of Record in Book 5313, page 338, as amended in Book 8666, page 789, said Register's Office.

3. Sanitary sewer and/or storm drainage easement and any temporary construction easements of record in Book 3956, page 943, said Register's Office.

4. Rights of others in and to the common areas and/or elements.

5. All matters as shown on the Plan of record in Book 5200, page 71, said Register's Office.

6. If improvements are completed after January 1 of any year, applicable law requires supplemental assessments for the year in which improvements are completed, as defined by statute.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever, and Grantor does hereby covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered except as otherwise set forth herein; and that Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land unto the said Grantee, 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.

Davidson County DEEDWARR
Recvd: 06/03/03 15:55 2pgs
Fees:13.00 Taxes:841.75
20030603-0075660

IN WITNESS WHEREOF, the Grantor has executed this instrument on this the 29th day of May, 2003.

"GRANTOR"

Ansel L. Davis, Trustee

Ansel L. Davis, Trustee

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 **Ansel L. Davis, Trustee,** the bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purpose therein contained.

WITNESS my hand, at office in Nashville, Tennessee, this 29 day of May, 2003.

My Commission Expires: _____

NOTARY PUBLIC

My Commission Expires
November 25, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Two Hundred Twenty-Seven Thousand and Five Hundred and No/100 Dollars ($227,500.00).

Ansel L. Davis, Trustee

AFFIANT

SUBSCRIBED and sworn to before me, this 29 day of May, 2003.

My Commission Expires: _____

My Commission Expires
November 25, 2006

NOTARY PUBLIC