PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

W & I Ref:(ST) Title No: 44609
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 06/04/03 14:29 2pgs
Fees:13.00 Taxes:281.20
20030604-0076613

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Erin Rudzinski 321 Summit Ridge Circle Nashville, Tennessee 37216	Suntrust Mortgage, Inc. 201 Fourth Avenue North Nashville, Tennessee 37219

TAX MAP-PARCEL NUMBERS: 131-05-B-321

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$76,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Thomas E. Stewart,** married, hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Erin Rudzinski** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, Being Unit No.321 of Four Seasons Condominium horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5050 page 30 and shows as Exhibit "D" to the Master Deed of record in Book 6841, Page 349 Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Thomas E. Stewart, an unmarried man by deed from Jeffrey T. Adkisson and wife, Teri L. Adkisson of record in Doc. No. 20010904-0095203 Register's Office for Davidson County, Tennessee.

Linda K. Stewart, spouse of Thomas E. Stewart joins in conveying any interest she might have in subject property.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5050, Page 30, and as Exhibit "D" to the Master Deed of record in Book 6841, Page 349, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: Easement Agreements between Four Seasons Associates, Inc., and Top of the Hill joint venture of record in Book 6869, page 162 rerecorded in Book 6870, Page 966 and Book 7776, Page 899; Easement Agreement by and between Four Seasons Homeowners Association and SBA Properties, Inc. of record in Doc. No. 20010912-0099679, said Register's Office; The provisions of the condominium Master Deed of record in Book 6841, page 349 as amended in Book 6842, page 122, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 321 Summit Ridge, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 3rd day of June, 2003.

Thomas E. Stewart

Linda K. Stewart

State of TENNESSEE
County of DAVIDSON

On this 3rd day of June, 2003 , before me the undersigned authority, personally appeared Thomas E. Stewart and Linda K. Stewart , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

State of TENNESSEE
County of DAVIDSON

My Commission Expires MAY 30, 2004

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $76,000.00

Affiant

Sworn and subscribed before me this the 3rd day of June, 2003

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires MAY 30, 2004