THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 20936-05-2003**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $515,000.00. Ruth Trammell Affiant Subscribed and sworn to before me, this 30th day of May, 2003. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

WARRANTY DEED

Address New Owner: Marshall Trammell Ruth Trammell 615 Belle Meade Blvd. # 104 Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.130.02 Parcel No. 022.00 CO

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, **David D. Dortch and wife, Ruth W. Dortch,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Marshall Trammell and wife, Ruth Trammell** ("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 615 Belle Meade Blvd. # 104, Nashville, TN, 37205

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 May 30, 2003.

David D. Dortch

Ruth W. Dortch

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **David D. Dortch and Ruth W. Dortch**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that He/She/They executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of May, 2003.

Notary Public

My Commission Expires: _____

OR

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

Davidson County DEEDWARR
Recvd: 06/09/03 10:18 2pgs
Fees:13.00 Taxes:1905.50

20030609-0078972

EXHIBIT "A"

Land in Davidson County, Tennessee being Unit No. G-4 on the Plan of Glencourt Condominiums of record in Plat Book 6250, page 162, 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 Glencourt Condominiums, a horizontal property regime established by Master Deed of record in Book 6396, page 825, re-recorded in Book 6402, page 279, said Register's Office.

Being the same property conveyed to David D. Dortch and wife, Ruth W. Dortch by deed dated November 4, 1996 from Natalie Riven of record in Book 10251, page 323, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2003 City and County Taxes, which have been prorated and assumed by the Grantee(s);
2) Charter of Incorporation of Glencourt Homeowners Association of record in Book 6420, page 75, Register's Office for Davidson County, Tennessee.
3) Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed and By-Laws for Glencourt Condominiums, of record in Book 6396, page 825 re-recorded in Book 6402, page 279, Register's Office for Davidson County, Tennessee.
4) All matters appearing on the Plan of of record in Book 6250, page 162, Register's Office for Davidson County, Tennessee.