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:(SK) Title No: 44656
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 06/18/03 14:21 2pgs
Fees:13.00 Taxes:1202.50
20030618-0084255

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Laurie G. Wadhams Timothy Wadhams 2803-B 22nd Avenue Nashville, Tennessee 37215	SAME

TAX MAP-PARCEL NUMBERS: 117-02-184

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$325,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **U. Grant Browning and wife, Elizabeth M. Browning,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Laurie G. Wadhams and spouse, Timothy Wadhams** 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.B of 2803 Condominiums horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "C" to the Master Deed of record in Instrument No. 20020829-0104819 and amended in Instrument No. 20020829-0104819 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 U. Grant Browning and wife Elizabeth M. Browning by deed from The Bacon Group, Inc. of record in Instrument No. 20021023-0130021 Register's Office for Davidson County, Tennessee.

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 as shown on Exhibit "C" to the Master Deed of record in Instrument No. 20020829-0104819 and amended in Instrument No. 20020829-0104819 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; The provisions of the condominium Master Deed of record in Instrument No. 20020829-0104819 and Instrument No. 20020827-0103548, 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: 2803-B 22nd Avenue, 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 12th day of June, 2003.

U. Grant Browning

Elizabeth M. Browning

State of TENNESSEE
County of DAVIDSON

On this 12th day of June, 2003 , before me the undersigned authority, personally appeared U. Grant Browning and Elizabeth M. Browning , 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: _____ Notary

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

My Commission Expires MAY 30, 2004

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $325,000.00

Affiant

Sworn and subscribed before me this the 12th day of June, 2003

My Commission Expires: _____ Notary Public

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

My Commission Expires MAY 30, 2004