This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Avenue North
Franklin, TN 37064

Map & Parcel 147-03-0-A-018.00 (B-2)
147-03-0-A-048.00 (D-2)

Send Tax Statements To:
Good Stewart LLC
P.O. Box 681951
Franklin, Tn. 37068

Name/Address New Owner:
Same

Name of Mortgagee:
N/A

Davidson County DEEDWARR
Recvd: 07/12/03 12:59 2pgs
Fees:13.00 Taxes:101.75

20030712-0097498

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, I. C. WADDEY, JR., have bargained and sold and by these presents do transfer and convey unto GOOD STEWART, LLC, its successors and assigns forever, the following described property, to wit:

Certain real estate in Davidson County, Tennessee, as follows:

Unit B-2 and Unit D-2, of Harding Place Condominiums created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annoted, and as established by a Master Deed, of record in Book 6104, page 725, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Harding Place Condominium of record in Book 5200, page 571, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to I. C. Waddey, Jr. by deed from Harding Manor Associates, of record in Book 6104, page 918, (B-2) and Book 6105, page 271, (D-2) Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantee, its successors and assigns forever.

AND I DO COVENANT with the said Grantee, its successors and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2003 Davidson County property taxes are a lien but not yet due and payable. These taxes have been prorated between the parties as of date of this instrument, with Grantee assuming responsibility for payment of the same.

2. All matters as shown on the Plan of record in Book 5200, page 571, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6710, page 406, Register's Office for Davidson County, Tennessee.

4. Master Deed of record in Book 6104, page 725, Register's Office for Davidson County, Tennessee.

5. Lease Agreement between Harding Place Condominiums and Middle Tennessee Laundry Services, Inc., of record in Book 9962, page 8, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsover.

GRANTOR HEREBY CONVEYS the Premises to Grantee at the direction of and on behalf of OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, (the "Qualified Intermediary"), the exchange agent for purposes of effecting an Internal Revenue Code Section 1031 like-kind exchange pursuant to that certain Exchange Agreement dated June 30, 2003, by and between Grantor and the Qualified Intermediary.

ANN M. WADDEY, wife of I. C. WADDEY, JR., joins in this conveyance to convey all her right, title and interest she may have in the subject property by virtue of her marriage to I. C. WADDEY, JR.

IN TESTIMONY WHEREOF, we have hereunto set ~~our~~ signatures, this the 30th day of June, 2003.

I. C. WADDEY, JR.

ANN M. WADDEY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named I. C. WADDEY, JR. and wife, ANN M. WADDEY, the bargainors, 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 and seal, at office, on this 30th day of June, 2003.

My Commission Expires:
1-19-05

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of $27,500.00.

Affiant

Sworn to and subscribed before me on this the 30th day of June, 2003.

My Commission Expires:
March 11, 2004

Notary Public