(1)

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

Davidson County DEEDWARR
Recvd: 07/28/03 13:23 2pgs
Fees:13.00 Taxes:351.50
20030728-0105101

ADDRESS NEW OWNER:

Jeffrey P. Seal
628 2nd Avenue South
Nashville, TN 37210

SEND TAX BILL:

SunTrust Mortgage, Inc.
201 Fourth Avenue N.
7th Floor
Nashville, Tennessee 37219

MORTGAGEE:
SunTrust Mortgage, Inc.

MAP AND PARCEL:
Map 93-11-C
Parcel 21CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, P. Maxwell Richardson, unmarried ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Jeffrey P. Seal, ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Unit 21 of Rutledge House Condominiums as shown on plan of record in Plat Book 6200, page 318, as amended in Plat Book 11700, page 26, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for amore complete and accurate legal description.
>
> Being the same property conveyed to P. Maxwell Richardson by deed from Rutledge House, Ltd. of record in Instrument No. 20010402-0031532, said Register's Office.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 628 2nd Avenue South, Nashville, TN 37210.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that he is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind himself, his heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the

singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 24th day of July, 2003.

P. Maxwell Richardson by Eric Johnson

P. Maxwell Richardson by Eric Johnson, Attorney-in-Fact, pursuant to Power of Attorney of record in Instrument No. 200307 28-0105100, Register's Office for Davidson County, TN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, Eric Johnson, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument on behalf P. Maxwell Richardson, and who acknowledged that he executed the same as the free act and deed of P. Maxwell Richardson.

Witness my hand and official seal this 24th day of July, 2003.

Notary Public

JEANNE BURTON GREGORY Notary Public At Large DAVIDSON COUNTY, TENN

My Commission Expires September 30, 2006

My Commission Expires: 9-30-06

STATE OF TENNESSEE)
COUNTY OF [_____])

The actual value or consideration, whichever is greater, for this transfer is $95,000.00.

AFFIANT

Subscribed and sworn to before me this 24 day of July, 2003.

NOTARY PUBLIC

My Commission Expires: _____

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAR. 27, 2005