THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 21464**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $200,000.00 Affiant Subscribed and sworn to before me this 28th day of JULY, 2003. Notary Public My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 29, 2003

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Mr. and Mrs. Herbert H. Stuart 170 Jefferson Square Nashville, TN 37215	AmSouth Bank P.O. Box 847 Birmingham, AL 35201	MAP 131-05-A PAR 170.00 CO FB 07DA 70166

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, DUINA Z. NORMAN, UNMARRIED AND MELODY VELA, MARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to HERBERT H. STUART AND WIFE, ESTHER A. STUART ("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 170 Jefferson Square, Nashville, Tennessee 37215.

Subject property has never been the principal marital residence of GRANTOR, MELODY VELA.

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 28th day of JULY, 2003.

DUINA Z. NORMAN

Melody Vela
by Duina Z. Norman - Attorney in fact
MELODY VELA, BY: DUINA Z. NORMAN, ATTORNEY-IN-FACT, PURSUANT TO A POWER OF ATTORNEY BEING PLACED OF RECORD IMMEDIATELY PRIOR HERETO

Davidson County DEEDWARR
Recvd: 08/04/03 16:43 3pgs
Fees:18.00 Taxes:740.00
20030804-0110447

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, DUINA Z. NORMAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that SHE executed the within instrument for the purposes therein contained.

Witness my hand, at office this 28th day of JULY, 2003.

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 29, 2003

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DUINA Z. NORMAN, with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained, and who further acknowledged that SHE is the Attorney-in-Fact for the said MELODY VELA and is authorized by the said MELODY VELA to execute this instrument on HER behalf.

Witness my hand, at Office, this 28th day of JULY, 2003.

My commission expires:

_____

_____
Notary Public

GERALD G. PATTERSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. P-170, on the Plan of Section One, Jefferson Square Townhouses Condominium Apartments of record in Book 4675, page 12, Register's Office for said County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Jefferson Square Section One, a horizontal property regime established by Master Deed of record in Book 4731, page 332 as amended in Book 5826, page 693 and Book 8550, page 3, said Register's Office.

Being the same property conveyed to Duina Norman by deed dated April 18, 1978 from Henry P. Strzelecki and wife, Mary D. Strzelecki of record in Book 5275, page 457, Register's Office for Davidson County, Tennessee. The said Duina Norman aka Duina Z. Norman having conveyed percentage interests in said property to Melody Vela, of record in Book 8264, page 361, Book 9518, page 913, Book 9839, page 252, Book 10281, page 441, Book 10645, page 122, Book 11109, page 695 and Book 11259, page 204, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2003 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 4731, page 332 as amended in Book 5826, page 693 and Book 8550, page 3; (3) Easements of record in Instrument No. 20020122-0008268, and (4) By-Laws of record in Book 4731, page 341 as amended in Book 5700, page 719, Book 5676, page 31, Book 8036, page 54, Book 8057, page 179, Book 8231, page 418, Book 8550, page 973, Book 9276, page 249 and Book 10355, page 306; and (5) All matters appearing on the Plan of record in Plat Book 4675, page 12, said Register's Office.