(2)

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Philip H. Mayes 2709 Abbott Martin Road Unit 4-A Nashville, TN	Same	117-13A-132
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (CSS) P.O. Box 198062, Nashville, Tennessee 37219		

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **BEN R. MAYES, JR., EVALYN SANDERS AND MARY FISCHER (as all of the heirs of Ben R. Mayes and Evalyn B. Mayes)** ("Grantors") have bargained and sold, and hereby transfer and convey to **PHILIP H. MAYES** ("Grantee"), his heirs and assigns, their undivided three-quarters (3/4) interest in that certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, his heirs and assigns, forever. The Grantee is already the owner of an undivided one-quarter (1/4) interest in the Property with a value of $60,000.00 as an heir to Ben R. Mayes and Evalyn B. Mayes.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $180,000.00.

Philip H. Mayes
Affiant

Subscribed and sworn to before me, this the 12th day of August, 2003.

Notary Public
My Commission Expires: 5/28/06

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 08/13/03 15:52 5pgs
Fees:28.00 Taxes:666.00

20030813-0116639

688207 V1
004510-000 08/11/03

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee.

2. Matters shown on Plan of Record in Book 5050, page 65, Register's Office for Davidson County, Tennessee.

3. Agreement of Dedication of Easement of record in Book 5143, page 132, Register's Office for Davidson County, Tennessee.

4. Master Deed of record in Book 5328, Page 675, as amended in Book 5970, page 282, Register's Office for Davidson County, Tennessee

Grantors covenant with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple; that Grantors have a good right to convey the Property; and that the Property is unencumbered except as set forth herein.

Grantors further covenant to warrant and forever defend the title to the Property to Grantee, his heirs and assigns against the lawful claims of all persons.

Executed this 12 day of August, 2003.

Ben R. Mayes, Jr by Evelyn Sanders attorney in fact
BEN R. MAYES, JR.

Evelyn Sanders
EVALYN SANDERS

Mary Fischer
MARY FISCHER

This is improved property, known as 2709 Abbot Martin Road; Unit 4-A; Nashville, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Dolley N. Rennie the undersigned, a Notary Public in and for said County and State, the within named Ben R. Mayes, Jr. by Evalyn Sanders, as attorney in fact, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained, by signing the name of Ben R. Mayes, Jr., by Evalyn Sanders, as attorney in fact.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 12th day of August, 2003.

Dolley N. Rennie

Notary Public
My Commission Expires: 5/28/06

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Dolley N. Rennie, the undersigned, a Notary Public in and for said County and State, the within named Evalyn Sanders, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 12th day of August, 2003.

Dolley N. Rennie

Notary Public
My Commission Expires: 5/28/06

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Dolley N. Rennie, the undersigned, a Notary Public in and for said County and State, the within named Mary Fischer, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 12th day of August, 2003.

Dolley N. Rennie
Notary Public
My Commission Expires: 5/28/06

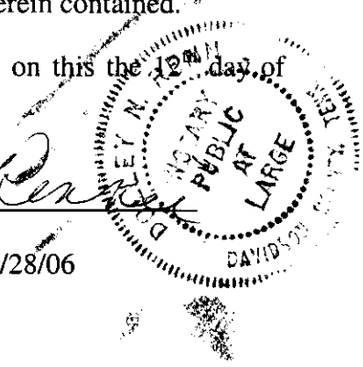


EXHIBIT A
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit 4-A, located on Lot No. 4, as shown on the map entitled Pointset Condominiums, of record in Plat Book 5050, page(s) 65, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ben R. Mayes and wife, Evalyn B. Mayes, by deed of record in Book 6728, page 643, said Register's Office. The said Ben R. Mayes having predeceased Evalyn B. Mayes and the said Evalyn B. Mayes having since died. The Will of Evalyn B. Mayes of record in Docket No. 03P-10, Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised the subject property to Mary Mayes Fischer, Evalyn Mayes Sanders, Ben R. Mayes, Jr. and Philip H. Mayes.