WARRANTY DEED

Mail Tax Bill To/Record & Return to:
First Title and Escrow Company, Inc.
2000 Richard Jones Road, Suite 110
Nashville, TN 37215

File No. 21423

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 256,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF August, 2003

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOSEPH M. HALL	Fifth Third Mortgage	Map 104-13A
(NAME)	(NAME)	
401 Bowling Avenue #78	38 Fountain Square Plaza	Parcel 070.00CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Cincinnati, OH 45263	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, MARGARET M. VAN GILSE, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOSEPH M. HALL

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Building Site No. 70 also designated as Unit No. 78 on the Plan of Richmeade Place, Section Four, a Planned Unit Development, of record in Plat Book 5210, page 16, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to Margaret M. Van Gilse, Unmarried, by Deed from Sherry Winn, Unmarried, of record in Instrument No. 20000501-0042796, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 4941, Page 637, amended in Book 5036, page 338, Book 5019, page ;946, Book 5039, page 256, Book 5094, page 473, Book 5238, page 385, Book 5408, page 210, and in Book 5733, page 628; and By-Laws of record in Book 4941, page 689, amended in Book 5213, page 945, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

CONTINUED ON PAGE TWO

unimproved ( )
This is improved (X) property, known as 401 Bowling Avenue #78, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 15th day of August, 2003

Margaret M. van Gilse

MARGARET M. VAN GILSE

BY: Stephen W. Arthur, Attorney-In-Fact

STEPHEN W. ARTHUR, ATTORNEY IN FACT

Davidson County DEEDWARR
Recvd: 08/21/03 16:08 2pgs
Fees:13.00 Taxes:947.20

20030821-0121827

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ .

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, a _____, and that _____as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the _____, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____ _____

Notary Public

THIS instrument is being executed in behalf of Margaret M. Van Gilse pursuant to a Power of Attorney executed by same on the 12th August, 2003, of record in Book _____*_____, Page _____, Register's Office for Davidson County, Tennessee.

* 20030821-0121826

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 15th day of August, 2003, before me personally appeared STEPHEN W. ARTHUR to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MARGARET M. VAN GILES and acknowledged that he executed the same as the free act and deed of said MARGARET M. VAN GILSE.

Witness my hand and official seal at Nashville, Tennessee.

_____
Notary Public

My Commission Expires: _____