PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

W & I Ref:(DM) Title No: 45037
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 09/02/03 16:39 2pgs
Fees:13.00 Taxes:170.20
20030902-0126941

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Jerry Freibaum Maura Freibaum 201 Acklen Park, #28 Nashville, TN 37203	SAME

TAX MAP-PARCEL NUMBERS: 104-2-A-28

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$46,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Martin Fitzpatrick**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jerry Freibaum and spouse, Maura Freibaum** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 28 of Acklen Place Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 5200, page 503 Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being of same property conveyed to Martin Fitzpatrick by deed from Thomas Joseph Porter III, Executor of record in book 10748, page 337 and by Quit Claim deed from Christine Kay Fitzpatrick of record in Doc. No. 20020905-0107855, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5200, Page 503, said Register's Office, which Plan shows minimum building set back lines to which Plan reference is made for a complete description. The provisions of the condominium Master Deed of record in Book 6045, page 173 amended in Book 7011, page 177, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 201 Acklen Park, Nashville, Tennessee

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this.

Martin Fitzpatrick

State of TENNESSEE

County of DAVIDSON

On this 8/29/03, before me the undersigned authority, personally appeared Martin Fitzpatrick, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

State of TENNESSEE

County of DAVIDSON

My Commission Expires MAY 30, 2004

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $46,000.00

Affiant

Sworn and subscribed before me this the 29th day of August, 2003

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires MAY 30, 2004