Box 5

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $85,000.00. Alicia M. Drake **Affiant** Subscribed and sworn to before me, this 15th day of September, 2003. Notary Public My Commission Expires:

Address New Owner As Follows:
Alicia M. Drake
4225 Harding Pike, #405
Nashville, TN 37205

Send Tax Bills To:
Same as New Owner

Map-Parcel Number
103-16C-405

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **STEVEN PAYNE SMALL, MARRIED**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **ALICIA M. DRAKE, UNMARRIED**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 405 on the Plan of Wellington Arms, a Condominium Development, of record in Book 5200, page 316, Register's Office for said County, to which plan and record thereby are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Steven Payne Small by deed from Editions, LTD., a partnership, of record in Book 6875, page 79, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction.

This is not the principal place of residence of the Grantor named herein or his spouse.

This conveyance is made subject to:

1. All matters as shown on the Plan of record in Book 5200, page 316, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 09/16/03 09:10 2pgs
Fees:13.00 Taxes:314.50
20030916-0135554

3. Master Deed and By-Laws establishing a Horizontal Property Regime of Wellington Arms Condominiums, of record in Book 5721, page 241; Book 5740, page 897 and as Instrument No. 20001205-0119242, Register's Office for Davidson County, Tennessee.

4. Rights of others in and to the common elements.

This is improved property known as 4225 Harding Pike, #405, Nashville, TN 37205.

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, her heirs and assigns, forever; and I covenant with the said Grantee that I am 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 I further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 15th day of September, 2003.

STEVEN PAYNE SMALL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **STEVEN PAYNE SMALL**, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of September, 2003.

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007