34-B

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***153,000.00.

Affiant

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

Notary Public

My Commission Expires: 9-30-07

Davidson County DEEDWARR
Recvd: 09/18/03 13:25 2pgs
Fees:13.00 Taxes:566.10
20030918-0138347

ADDRESS OF NEW OWNER

Rebecca M. Bauer
901 Caruthers Avenue
Nashville, Tennessee 37204

SEND TAX BILLS TO

NBC
115 29th Ave S.
Nashville, TN 37212

MAP & PARCEL NOS.

MAP 118-1
PARCEL 267

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FIFTY THREE THOUSAND AND 00/100 DOLLARS ($***153,000.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, I, ANDREW FJELLMAN, married, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto REBECCA M. BAUER, Unmarried, (hereinafter called the "GRANTEE"), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 28 on the Plan of Montrose Place as of record in Plat Book 57, page 93, Register's Office for Davidson County, Tennessee.

SAID Lot No. 28 is located on the southwest intersection corner of Caruthers Avenue and Duke Street, now 9th Avenue, South, and fronts 50.0 feet on the southerly side of Caruthers Avenue running back between parallel lines 170.0 feet to a dead line measuring 50.5 feet.

BEING the same property conveyed to Andrew Fjellman, a single person, by deed from William C. Cotter and wife, Annette P. Cotter, of record as Instrument No. 20010605-0058799 and as corrected and re-recorded as Instrument No. 20010926-0104147 in the Register's Office for Davidson County, Tennessee; the said Andrew Fjellman having since married.

JESSICA FJELLMAN, spouse of Andrew Fjellman, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

This is improved property known as 901 Caruthers Avenue, Nashville, Tennessee 37204.

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.

GRANTOR COVENANTS with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

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

2. Matters, if any, shown on the plan of Montrose Place of record in Plat Book 57, page 93, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, 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 persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 12th day of September, 2003.

Andrew Fjellman
ANDREW FJELLMAN

BY: _____
Mitchell A. Watts
Attorney in Fact

Jessica Fjellman
JESSICA FJELLMAN

BY: _____
Mitchell A. Watts
Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mitchell A. Watts, 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 Andrew Fjellman and Jessica Fjellman, and acknowledged that he executed the same as the free act and deed of the said Andrew Fjellman and Jessica Fjellman.

WITNESS my hand and seal this 12 day of September, 2003.

KENNETH M. BALLEW NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

Notary Public

My Commission Expires: 7-30-05