40-A

Davidson County DEEDWARR
Recvd: 10/03/03 16:37 3pgs
Fees:18.00 Taxes:1145.15
20031003-0146674

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:
Edward C. Perdue
146 Brookfield Avenue
Nashville, TN 37205

SEND TAX BILL:
New Owner

MORTGAGEE:
The Community Bank

MAP AND PARCEL:
MAP 142-02-0-A
PARCEL 103

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Sawyer Brown Office Condos, G.P., a Tennessee general partnership**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Edward C. Perdue and wife, Kathy P. Perdue**, ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

Land in Davidson County, Tennessee, described as follows:

Davidson County Assessor's Map 142-02-0-A; Parcel 103

Being Unit No. 103 of The Arlington at Williamsburg Office Park Condominiums, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 8023, page 735, and as amended in Book 8166, page 636, Book 10266, page 702 and Book 10398, page 879, Register's Office for Davidson County, Tennessee and as further amended by an instrument designated as Supplement to the Master Deed of The Arlington at Williamsburg Office Park Condominiums, recorded in Instrument No. 20031003-0146673, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit "A" of said Amendment to the Master Deed of The Arlington at Williamsburg Office Park Condominiums. Reference is hereby made to the plat of The Arlington at Williamsburg Office Park Condominiums as Exhibit "A" of said supplement to the Master Deed for a more complete identification and description of such Unit.

Being part of the same property conveyed to Sawyer Brown Office Condos, LLC by deed of record in Book 9559, page 723, as corrected by Deed of Correction of record in Book 9627, page 238, said Register's Office. The said Sawyer Brown Office Condos, LLC having since merged into Sawyer Brown Office Condos, G.P., a Tennessee general partnership, as evidenced by Certificate of Merger of record in Instrument No. 200001030000318, said Register's Office.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and paid by Grantor, and

such limitations and restrictions and easements as may affect the premises.

This is improved property known as 8120 Sawyer Brown Road, Nashville, TN 37215.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his successors and assigns, forever; and Grantor, does covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, his successors and assigns, against the lawful claims by and through the Grantor, but not further. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 3 day of October, 2003.

Sawyer Brown Office Condos, G.P.
a Tennessee general partnership

By: _____
Fred Zimmerman
Its: Managing Partner

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, of the state and county aforesaid, personally appeared Fred Zimmerman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Partner of Sawyer Brown Office Condos, G. P., a Tennessee general partnership, the within named bargainor, and that he as such Managing Partner executed the foregoing instrument for the purpose therein contained by signing the name of the general partnership by himself as the Managing Partner.

Witness my hand and official seal this 3 day of October, 2003.

_____
Notary Public

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR.
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires July 21, 2007

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $309,500.00.

AFFIANT

Subscribed and sworn to before me
this 3 day of October, 2003.

NOTARY PUBLIC

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR.
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires July 21, 2007