STATE OF TENNESSEE)
COUNTY OF Davidson

The actual consideration or value, whichever is greater of this transfer is $37,500.00.

Affiant

Subscribed and sworn to before me this 23rd day of September, 2003.

Notary Public

My Commission Expires: Upon Death



ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Stephanie Rust (NAME)	SAME (NAME)	93-13-A-307 CO
609 Ward Circle (STREET ADDRESS)	(STREET ADDRESS)	Davidson County DEEDWARR Recvd: 10/07/03 09:05 2pgs Fees:13.00 Taxes:138.75
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20031007-0147897

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Alaska Seaboard Partners, Limited Partnership ("Grantor"), has bargained and sold, and by these present does transfer, convey and specially warrant unto Stephanie Rust, ("Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 307, on the plan of Spence Manor Condominiums created under Title 66, Chapter 27, Section 101, et Seq, as amended, Tennessee Code Annotated, as established by a Master Deed of record in Book 3794, page 219, in the Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in Exhibit A-1 of said master deed. Reference is hereby made for the plat of Spence Manor Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of said unit.

Being the same property conveyed to Alaska Seaboard Partners, by Deed of Record as Instrument # 200302110018741, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and any other matters of record.
The above legal description is the same as that contained in the previous deed of record.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered except as set forth herein.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed on this the 23rd day of September, 2003.

Alaska Seaboard Partners, Limited Partnership

By: _____
Peggy ~~Wilson~~ Wilks, Agent
Title

This is __improved property known as 11 Music Square East Unit 307, Nashville, TN 37203.

STATE OF LOUISIANA)
PARISH OF EAST BATON ROUGE)

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Peggy ~~Wilson~~ Wilks, Agent (title) for Alaska Seaboard Partners, Limited Partnership, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Agent (title) of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 23rd day of September, 2003.

My Commission Expires: upon death

John E. Clark
Notary Public
John E. Clark

NOTARY PUBLIC
JOHN E. CLARK
ASCENSION PARISH

Prepared by and Return to:
Smith.Sholar.Associates.PLLC.
P.O. Box 663
Gallatin, TN 37066

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