THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 21861-09-2003** 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $214,000.00. Affiant Subscribed and sworn to before me, 16th day of October, 2003. Notary Public My Commission Expires: NOV. 29, 2003 Davidson County DEEDWARR Recvd: 10/17/03 12:56 2pgs Fees:13.00 Taxes:791.80 20031017-0154103

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Courtney Elizabeth Williams 154 Jefferson Square Nashville, TN 37215	same	Map No.131-05-0-A Parcel No. 07DA70150

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Calvin R. Pastors and wife, Dorothy J. Pastors**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Courtney Elizabeth Williams** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is Improved property located at **154 Jefferson Square, Nashville, TN, 37215**

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 16th day of October, 2003.

Calvin R. Pastors by Melinda Doty his Attyn. Fact
Calvin R. Pastors by Melinda Doty his Attorney-In-Fact

Dorothy J. Pastors by Melinda Doty her Attyn. Fact
Dorothy J. Pastors by Melinda Doty her Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Before me, the undersigned, of the State and County aforesaid, personally appeared MELINDA DOTY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of CALVIN R. PASTORS AND DOROTHY J. PASTORS, as their Attorney-In-Fact, as the free act and deed of the wthin named Principal.

Witness my hand, at office, this 16th day of October, 2003.

Notary Public

My Commission Expires:

My Commission Expires
NOV. 29, 2003

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 154 on the Plan of Section One Jefferson Square Townhouses of record in Plat Book 4675, page 12, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Jefferson Square Section One, a horizontal property regime established by Master Deed of record in Book 4731, page 332 amended in Book 5826, page 693 and Book 8550, page 3, said Register's Office.

Being the same property conveyed to Calvin R. Pastors and wife, Dorothy J. Pastors by deed dated February 1, 1978 from Reese L. Smith, Jr. and Harry M. Rowland, Trustees of record in Book 5250, page 303, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2003 City/County Taxes, which have been paid by the Grantor and prorated by the parties;
2) Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property;
3) By-Laws of Jefferson Square Section One, of record in Book 4731, page 341 amended in Book 5676, page 31; Book 5700, page 719; Book 8036, page 54; Book 8057, page 179; Book 8231, page 418; Book 8550, page 973; Book 9276, page 249; Book 10355, page 306, Register's Office for Davidson County, Tennessee.
4) Charter of Incorporation of Jefferson Square (Section One) of record in Book 8485, page 642; Book 8556, page 701 and Instrument No. 20000209-0013275, Register's Office for Davidson County, Tennessee.
5) Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed for Jefferson Square (Section One), of record in Book 4731, page 332 amended in Book 5826, page 693 and Book 8550, page 3, Register's Office for Davidson County, Tennessee.
6) Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
7) All matters appearing on the Plan of record in Plat Book 4675, page 12, Register's Office for Davidson County, Tennessee.
8) Electrical Easement granted to Nashville Electric Service of record in Instrument No. 20020122-0008268, Register's Office for Davidson County, Tennessee.