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. 21866-09-2003** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $183,000.00. Affiant Subscribed and sworn to before me this 13th day of November, 2003. Notary Public My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 29, 2003

WARRANTY DEED

Address New Owner: Catherine S. Monsted 2089 Stokes Lane Nashville, TN 37215	**Send Tax Bills To:** Capital Bank & Trust Company P.O. Box 10212 VanNuys, CA 91410-0212	**Tax Information:** Map No.117-7-M Parcel No. 3.00C0

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, **Fairsted Partners, a Tennessee general partnership,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Catherine S. Monsted, Unmarried** ("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 Unit 2089, 2011 Stokes Lane, 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 13th day of November, 2003.

Davidson County DEEDWARR
Recvd: 11/20/03 14:20 2pgs
Fees:13.00 Taxes:677.10
20031120-0169527

FAIRSTED PARTNERS, a Tennessee general partnership By: MPC Holdings, LLC, a Tennessee limited liability company, authorized signatory for Fairsted Partners and successor to Mission Property Company, LLC, a Tennessee limited liability company

By: G. NELSON CROWE, SECRETARY

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Before me, the undersigned, of the State and County aforesaid, personally appeared G. Nelson Crowe, 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 Secretary of FAIRSTED PARTNERS, a Tennessee general partnership By: MPC Holdings, LLC, a Tennessee limited liability company, authorized signatory for Fairsted Partners and successor to Mission Property Company, LLC, a Tennessee limited liability company, the within named bargainor, a partnership, and that he as such Secretary has executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as such Secretary.

Witness my hand and official seal, at office in Nashville, Tennessee this 13th day of November, 2003.

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 29, 2003

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 2089, together with the appurtenant interest in the common elements of Fairsted Park Condominiums, a horizontal property regime established by Master Deed, of record in Instrument No. 20021121-0145225, Register's Office for Davidson County, Tennessee said Unit being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned Master Deed and being located upon Lot No. 2 on the Plan of Resubdivision of Woman's Club of Nashville of record in Plat Book 6200, page 383, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Principal Life Insurance Company, an Iowa corporation by deed dated November 8, 2000 from Post Apartment Homes, L.P., a Georgia limited partnership of record as Instrument No. 20001109-0111657and by deed dated November 10, 2000 of record as Instrument No. 20001116-0113788, Register's Office for Davidson County, Tennessee. And being part of the same property conveyed to Stokes Condo, LLC, a Delaware limited liability company by quitclaim deed dated November 21, 2002 from Principal Life Insurance Company, an Iowa corporation, of record as Instrument No. 20021121-0145223, Register's Office for Davidson County, Tennessee. And being part of the same property conveyed to Fairsted Partners, a Tennessee general partnership by quitclaim deed dated November 21, 2002 from Stokes Condo, LLC, a Delaware limited liability company of record in Instrument No. 20021121-0145224, 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) Restrictive covenants contained in an instrument of record in Book 9619, page 112, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons);
4) Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed for Fairsted Park Condominiums, of record in Instrument No. 20021121-0145225, amended in Instrument No. 20030328-0041138, Register's Office for Davidson County, Tennessee;
5) Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.;
6) All matters appearing on the Plan of record in Plat Book 6200, page 383, Register's Office for Davidson County, Tennessee.