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. 21907-10-20039B**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $360,000.00. Affiant Subscribed and sworn to before me, 14th day of November, 2003. Notary Public My Commission Expires 11-25-2006

DONALD E. KNIFFEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Isaac Prilleltensky Ora Prilleltensky 1026B 18th Avenue South Nashville, TN 37212	~~New Owners~~ Suntrust Mortgage, Inc. 201 Fourth Avenue North Nashville, TN 37219	Map No.104.04 Parcel No. 007.00 CO

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, **Indigo Properties, L.P.**, a Georgia Limited Partnership ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Isaac Prilleltensky and Ora Prilleltensky, husband and wife,** ("Grantees"), their 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 1026B 18th Avenue South, Nashville, TN, 37212

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 14th day of November, 2003.

Indigo Properties, L.P., a Georgia Limited Partnership

By: _____
J. Christopher Garrison

Davidson County DEEDWARR
Recvd: 11/20/03 15:16 2pgs
Fees:13.00 Taxes:1332.00
20031120-0169607

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared J. Christopher Garrison, 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 partner of Indigo Properties, L.P., a Tennessee Limited Partnership, the within named bargainor, a partnership, and that he as such partner has executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as such partner.

Witness my hand and official seal, at office in Nashville, Tennessee, this 14th day of November, 2003.

_____
Notary Public

My Commission Expires _____

BRADLEY PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires
SEPT. 22, 2007

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 7 on the Plan of Scarritt Place South Condominiums Revised of record in Plat Book 5200, page 287, 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 Scarritt Place South Condominiums, a horizontal property regime established by Master Deed of record in Book 5663, page 985, re-recorded in Book 5665, page 537, said Register's Office.

Being the same property conveyed to Indigo Properties, L.P. by deed dated July 16, 1997 from MMGB, Inc. of record in Book 10532, page 121, 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) Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed for Scarritt Place South Condominiums, of record in Book 5663, page 985, re-recorded in Book 5665, page 537, amended in Book 5788, page 118, and in Book 6067, page 983, Register's Office for Davidson County, Tennessee.
4) All matters appearing on the Plan of record in Plat Book 5200, page 287, Register's Office for Davidson County, Tennessee.