WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 118,000.00

Tarsha R. Clemons
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
26th DAY OF November 20 03

Notary Public

MY COMMISSION EXPIRES: 1/31/04
(AFFIX SEAL)

FILE BOX 45

ANITA LESTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tarsha R. Clemons (NAME)	Wells Fargo Home Mortgage, Inc. (NAME)	MAP #135-12-0-B
2028 Nashboro Blvd.; Unit 66 (ADDRESS)	P.O. Box 5137 (ADDRESS)	PARCEL #66-CO
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Des Moines, IA 50306-5137 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, James A. Ham

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tarsha R. Clemons, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Unit 66 on the Plan of Horizontal Property Regime, Private Element Plat, Nashboro Village-Tract 7, of record in Plat Book 11700, pages 49 and 50, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James A. Ham, unmarried, by deed from NVR, Inc., a Virginia Corporation, Trading as Fox Ridge Homes, of record in Instrument 20020621-0075143, said Register's Office, dated June 13, 2002.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Book 11703, page 518; Book 11703, page 560; Book 4827, page 14; Book 5469, page 840; Book 7751, page 907; Instrument 200103220027768; and Instrument 200006270063887, said Register's Office.

This conveyance is made subject to: (1) 2003 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 11700, Pages 49 and 50, said Register's Office; (3) Sewer Easement of record in Book 8870, page 887, said Register's Office; Easements of record in Book 4868, page 74, and Book 4815, page 425, Instrument 20000102010575, Book 10110, page 860, Instrument 20020507-0056329, Book 11594, page 299; Book 4821, page 109; Book 7225, page 239; Book 4860, page 74; Book 3868, page 74; Book

CONTINUED

unimproved ( )
This is improved (X) property, known as 2028 Nashboro Blvd.; Unit 66, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 26th day of November, 20 03

James A. Ham

Davidson County DEEDWARR
Recvd: 12/01/03 10:33 2pgs
Fees:13.00 Taxes:436.60

20031201-0172339

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James A. Ham

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 26th day of November 20 03.

Commission expires 1/31/04

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted(or proved to me on the basis of satisfactory evidence) and who upon oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 20_____.

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

page 109; Book 7225, page 239; Book 4860, page 74; Book 3868, page 74; Book 4815, page 425; Book 8870, page 887; Plat Book 4660, page 156; Book 8870, page 932; Book 4815, page 425; Book 10110, page 854; Book 4868, Page 74, said Register's Office.