WARRANTY DEED

D. ANNETTE MAPLES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 28, 2

Davidson County DEEDWARR
Recvd: 12/02/03 15:44 2pgs
Fees:13.00 Taxes:336.70
20031202-0173363

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 91,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF November, 2003

D. Annette Maples
Notary Public

COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy J. Adair (NAME)	Same As New Owner (NAME)	MAP 34-1C
110 Glancy Street, Ste. 102 (ADDRESS)	(ADDRESS)	PARCELS 3.00 &
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	4.00

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, Steven P. Duensing and wife, Janet Ivey Duensing

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy J. Adair

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:

LAND in Davidson County, Tennessee, BEING Units No. 102A and 102B of Glancy Square, a Planned Unit Development under the Horizontal Property Regime Act, which Units appear of record in Plat Book 7900, page 454, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a complete and accurate description.

BEING the same property conveyed to Steven P. Duensing, (a/k/a Steven Paul Duensing), by Deeds of record in Book 8839, page 372, and Book 9786, page 863, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all easements, restrictions and setback lines shown on the plan of record in Book 7900, page 454, the Master Deed of record in Book 8793, page 328, the By-Laws of Glancy Square Office Owners Corporation, of record in Book 8793, page 333, and Book 8793, page 374, amended in Book 8833, page 91; Declaration of Covenants, Conditions and Restrictions of record in Book 8793, page 347, the First Amendment to Declaration of Covenants, Conditions and Restrictions of record in Book 8793, page 384, Amendment to First Amendment of record in Book 8833, page 94, the Second Amendment to Declaration of Covenants, Conditions and Restrictions of record in Book 8833, page 96, all of record in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2004, and subsequent years, easements and restrictive covenants of record.

Janet Ivey Duensing joins in this conveyance to relinquish all of her right title and interest in and to subject property, marital or otherwise.

unimproved ( )
This is improved (X) property, known as 110 Glancy Street, Ste. 102 A&B, Goodlettsville, TN 37072
(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 21st day of November, 2003

Steven P. Duensing

Janet Ivey Duensing

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, the within named Steven P. Duensing and wife, Janet Ivey Duensing, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 21st day of November, 2003.

Commission expires

D. Annette Madden
Notary Public

D. ANNETTE MADDEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires NOV. 25, 2006

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 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 _____, _____.

My commission expires _____

_____
Notary Public