03

Realty Title
48-A

Prepared by:

Realty Title & Escrow Co., Inc.
3815 Cleghorn Ave., #102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $167,500.00

Affiant

Subscribed and sworn to before me this 25th day of November, 2003.

Notary Public
My commission expires: 03/14/05

NOTARY PUBLIC AT LARGE

Davidson County DEEDWARR
Recvd: 12/03/03 15:21 2pgs
Fees:13.00 Taxes:619.75

20031203-0174084

Address of New Owner:	Send Tax Bills to:	Tax-Information
Raquel Rincon	1st Trust Bank For Savings	104-6-G-7
107 Fairmont Place	P.O. Box 17257	
Nashville TN 37203	Memphis, TN 38187-0257	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Patrick O Proctor and Allyson H. Proctor, individually, and Wedgewood Properties, Inc., a Tennessee Corporation, together formerly comprising all the partners of CPC Wedgewood Partners, L.P., now dissolved, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Raquel Rincon, hereinafter called the Grantees, their successors 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 Unit No. 107 on the Plan of Fairmont Square I, Condominiums, according to the Master Deed of record in Book 6445, Page 612, as amended in Book 6484, Page 111, Register's Office for said County, and more particularly described in Book 6250, Page 310, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Patrick Owen Proctor by deed from Galbreath Bros. Plumbing Co., Inc. and Roy S. Jones Construction Co., Inc. of record in Book 8624, Page 408, Register's Office for Davidson County, Tennessee. Being further conveyed to CPC-Wedgewood, L. P., by quitclaim deed of record in Book 11307, Page 549, said Register's Office. CPC Wedgewood Partners, L.P. has been cancelled as a limited partnership by Instrument of record in Instrument No. 199912150303377, said Register's Office, with the former partners thereof now owning subject property as tenants in common. Patrick Owen Proctor and Patrick O. Proctor being one and the same person.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 107 Fairmont Place, Nashville, TN 37212

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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 25th day of November, 2003.

Wedgewood Properties, Inc., a Tennessee Corporation

By: _____
Patrick Owen Proctor
its President

_____
Patrick O. Proctor, Individually

_____
Allyson H. Proctor, Individually

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Patrick Owen Proctor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of Wedgewood Properties, Inc. a Tennessee Corporation, the within named bargainor, and that he is authorized by Wedgewood Properties, Inc., a Tennessee Corporation to execute this instrument on its behalf as such President.

Witness my hand in Nashville, TN, this 25th day of November, 2003.

_____
Notary Public

My Commission expires 03/14/05

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 Patrick O. Proctor and Allyson H. Proctor, 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 herein contained. Witness my hand and official seal at Nashville, TN this 25 day of November, 2003.

3/14/2005
Commission Expires

_____
Notary Public