Davidson County DEEDWARR
Recvd: 12/10/03 09:40 2pgs
Fees:13.00 Taxes:639.35

20031210-0176945

STATE OF TENNESSEE }
COUNTY OF DAVIDSON}

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF Dec., 2003.

Notary Public

MY COMMISSION EXPIRES: 7/23/06

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE GEORGE R. WOODS, JR. SUMNER COUNTY, TENN.

THIS INSTRUMENT PREPARED BY

BRANSTETTER, KILGORE, STRANCH & JENNINGS, 227 Second Avenue, North, 4th Floor, Nashville, TN 37201

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NOS
(NAME) **Aaron M. Lefkowitz**	(NAME) **SAME AS PROPERTY OWNER**	**Map: 117-07-0-D** **Parcel: 2.00 CO**
(STREET ADDRESS OR ROUTE NO.) **100 Matthew Lane**	(STREET ADDRESS)	
(CITY) (STATE) (P.O. ZIP) **Nashville, TN 37215**	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **JAMES GERARD STRANCH, IV**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **AARON M. LEFKOWITZ, UNMARRIED,** hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: TO-WIT:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 20 on the Plan of Park Green Condominiums, amended, of record in Book 6250, page 253, Register's Office for said County and to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to James Gerard Stranch, IV, unmarried, by Deed of record as Instrument No. 20001013-0102119, Register's Office for Davidson County, Tennessee.

Having married since the date of conveyance, the spouse of GRANTOR joins herewith for the purpose of conveying any interest she may have in the subject property.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the aforedescribed tract of land.

This is improved property, known as 100 Matthew Lane, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever. We do covenant with said GRANTEE 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, his 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 our hands on this 2nd day of December, 2003.

JAMES GERARD STRANCH, IV

PATTY DANIEL STRANCH

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 Gerard Stranch, IV**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 2 day of December, 2003.

Notary Public

My Commission Expires:
7/23/06

SUMNER COUNTY, TENN
NOTARY PUBLIC AT LARGE
GEORGE R. WOODS JR

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 **Patty Daniel Stranch**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 2 day of December, 2003.

Notary Public

My Commission Expires:
7/23/06

SUMNER COUNTY, TENN
NOTARY PUBLIC AT LARGE
GEORGE R. WOODS JR