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. 22116-12-2003** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $397,300.00. Affiant Subscribed and sworn to before me this 30th day of December, 2003. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: E. Ray Morris 8830 Huntcliff Trace Atlanta, GA 30350	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map No.130.02-A Parcel No. 001.00 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, **Mary A. Cummins, Individually and as Executrix of the Estate of Elizabeth G. Armistead**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **E. Ray Morris and wife, Linda M. Morris** ("Grantee"), its 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 **615 Belle Meade Blvd. #116, Nashville, TN, 37205**

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 30th day of December, 2003.

Mary A. Cummins, Individually

Mary A. Cummins, Executrix of the Estate of Elizabeth G. Armistead

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Mary A. Cummins , Individually**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of December, 2003.

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 05, 2004

Notary Public

My Commission Expires:

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Mary A. Cummins, Executrix of the Estate of Elizabeth G. Armistead**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of December, 2003.

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 05, 2004

Notary Public

My Commission Expires:

Davidson County DEEDWARR
Recvd: 01/13/04 16:02 2pgs
Fees:13.00 Taxes:1470.01

20040113-0005535

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. A-1 on the Plan of Glencourt Condominiums of record in Plat Book 6250, page 162, 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 Glencourt Condominiums, a horizontal property regime established by Master Deed of record in Book 6396, page 825, re-recorded in Book 6402, page 279, said Register's Office.

Being the same property conveyed to Elizabeth G. Armistead by deed dated April 28, 1988 from Florence Fletcher Coke, individually and Florence Fletcher Coke and Third National Bank, successor corporate trustee to Sovran Bank/Central South (Formerly Commerce Union Bank), Trustees of the Fletcher Grandhildren's Trust of record in Book 7528, page 580, Register's Office for Davidson County, Tennessee. Elizabeth G. Armistead has since died and by will of record in Will Instrument #5119/1045762, Probate Court for Davidson County, Tennessee she named Mary A. Cummins and James H. Armistead, Jr. as Co-Executors of her estate and she directed that all real property owned by the decedent be administered as part of the probate estate. The said James H. Armistead, Jr. having predeceased Elizabeth G. Armistead.

This conveyance is made subject to:

1) 2003 City/County Taxes, which have been paid by the Grantor and prorated by the parties;
2) Charter of Incorporation of Glencourt Homeowners Association of record in Book 6420, page 75, Register's Office for Davidson County, Tennessee;
3) Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Glencourt Condominiumns, of record in Book 6396, page 825 and re-recorded in BOok 6402, page 279, Register's Office for Davidson County, Tennessee;
4) Easement for sanitary sewer of record in Book 6396, page 825, Register's Office for Davidson County, Tennessee;
5) All matters appearing on the Plan of record in Book 6250, page 162, Register's Office for Davidson County, Tennessee.