40-A

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***161,000.00.

Affiant

Davidson County DEEDWARR
Recvd: 01/16/04 15:28 2pgs
Fees:13.00 Taxes:595.70
20040116-0007149

Subscribed and sworn to before me this 15th day of January, 2004.

Notary Public

My Commission Expires: 10/12/05

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
RYAN PATRICK TEBBE 5000 Park Avenue #202 Nashville, Tennessee 37209	FIRST HORIZON HOME LOAN CORPORATION P.O. Box 7481 Springfield, OH 45501	MAP 91-15-A PARCEL 5

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SIXTY ONE THOUSAND AND 00/100 DOLLARS ($***161,000.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, I, DONALD W. HOLEKAMP, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto RYAN PATRICK TEBBE, 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:

BEING Unit No. 202 together with the appurtenant interest in the common elements of Park Avenue Condominium, a horizontal property regime established by Master Deed of record in Instrument No. 20010307-0021702, as amended in Instrument No. 20010404-0032731, and further amended in Instrument No. 20020808-0095964 and Instrument No. 20030205-0015857, Register's Office for Davidson County, Tennessee. The premises herein described is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et. seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof of record in Instrument No. 20010307-0021703, said Register's Office.

BEING the same property conveyed to Donald W. Holekamp, unmarried, by deed from Robert D. French, dba R.D. French Co., of record as Instrument No. 20020808-0095965 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 5000 Park Avenue #202, Nashville, Tennessee 37209.

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.

GRANTOR COVENANTS with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee.

2. Matters, if any, shown on the plan of Park Avenue Condominium of record as Instrument No. 20010307-0021702, as amended, in the Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 15th day of January, 2004.

Donald W. Holekamp

DONALD W. HOLEKAMP

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 Donald W. Holekamp, 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 this 15th day of January, 2004.

Notary Public

My Commission Expires: 10/17/05