Davidson County DEEDWARR
Recvd: 02/04/04 13:04 3pgs
Fees:18.00 Taxes:192.40
20040204-0013684

THIS INSTRUMENT PREPARED BY:
Bluegrass Title Company
625 Johnny Cash Parkway, Ste 3
Hendersonville, TN 37075

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
Patricia Senger 11 Music Sq. East #403 Nashville, TN 37203	Colorado Federal Savings Bank 5151 Beltline Rd Dallas, TX 75254	093-13-0-A-403

FOR AND IN 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, John Thomas, Jr, hereinafter called the Grantor, has bargained and sold, and by these resents do transfer and convey unto Patricia Senger and husband Thomas Senger, hereinafter called the Grantee, their heirs and assigns, that certain tract or parcel of land in the Davidson County, State of Tennessee, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

This is improved property known as: 11 Music Square East #403, Nashville, TN

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. Whenever 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 this 24th day of July, 2003.

John Thomas, Jr.

S tate of Tennessee
County of Sumner

Before me, the undersigned, a notary in and for the state above, personally appeared the within named Patricia Senger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) who acknowledges the execution of the foregoing instrument on behalf of John Thomas, Jr. as his attorney-in-fact, as the free act and deed of the within named Patricia Senger.

Witness my hand and official seal at office this 24th, day of July, 2003.

My commission expires:

2/19/07

Jeri Slice
NOTARY PUBLIC

JERI M. SLICE
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE

STATE OF _____)
COUNTY OF _____)

Before me, the undersigned, of the state and county aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be _____, or other officer authorized to execute the instrument on the behalf of _____, the within named bargainor, a Corporation, and that ____ as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by ___self as _____. Dated _____ day of _____, 2003

_____
NOTARY PUBLIC

My Commission Expires:_____

STATE OF Tennessee
COUNTY OF Sumner

Before me, the undersigned, a notary in and for the state above, personally appeared the within named Patricia Senger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor and that he executed the foregoing instrument for the purpose therein contained. Dated this 24th day of July < 2003

NOTARY PUBLIC

Jeri M Slice

2/19/07

JERI M. SLICE
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE

STATE OF Tennessee
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $52,000.00

Patricia Senger
Affiant

Subscribed and sworn to before me this 24th day of July, 2003.

Jeri M Slice
NOTARY PUBLIC

My Commission Expires: 2/19/07

JERI M. SLICE
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE

Exhibit "A"

Land located in Davidson County, Tennessee, described as follows, to-wit:

Being Unit No. 403 of Spence Manor Condominiums created under Title 66, Chapter 27, Section 101, Et Seq., as amended, Tennessee Code Annotated as established by a Master Deed of record in Book 6794, page 219, Register's Office for Davidson County, Tennessee, together with undivided percent interest in the common elements appurtenant to said unit as set forth in exhibit A-1 of said Master Deed. Reference is hereby made for the Plat of Spence Manor Condominium as set forth in exhibit A-2 of said Master Deed for a more complete identification and description of said unit.

Being the same property conveyed to John Thomas, Jr. from Bankers Trust Company of CA by Deed dated August 16, 2002 of record in Instrument No. 20020916-0112351, said Register's Office.