3:1- Box 14A

This instrument prepared by:
Claiborne K. McLemore III
Attorney-at-Law
1211 Sixteenth Avenue, South
Nashville, Tennessee 37212

Return after recording:
John T. Cook, P.C.
2927 Berry Hill Drive
Nashville, TN 37204
jtc file no. 16861-2

Address New Owner:	Send Tax Bills To:	Identification
Sally P. Alexander 105 Leake Avenue Unit #92 Nashville, TN 37205	-same-	Map: 116-13-0-C Parcel: 092.00co

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, RUTH ELIZABETH ROSE, an unmarried person (the "Grantor") has this day bargained and sold, and does hereby transfer and convey to SALLY P. ALEXANDER (the "Grantee"), her heirs, successors and assigns forever, the following land in Davidson County, Tennessee, to wit:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 92, together with Parking Space No. 18 of the Belle Meade Tower Condominiums, a horizontal property regime, created under Title 66, Section 27-101 et seq., as amended, Tennessee Code Annotated, and established by a Master Deed for Belle Meade Tower Condominiums, of record in Book 4469, Page 530, as corrected in Book 4494, Page 489, and as amended in Book 4631, Page 407, in Book 4631, Page 410, in Book 4851, Page 950, in Instrument No. 20000803-0076841, and in Instrument No. 20030725-0104241, Register's Office for Davidson County, Tennessee, including without limitation the By-laws appended thereto, of record in Book 4469, Page 549, and as amended in Book 5046, Page 828, in Instrument No. 20000614-0059221, and in Instrument No. 20030902-0126376, said Registers's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Revised Plan of Belle Meade Tower Condominiums, of record in Instrument No. 20001020-0104050, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Ruth Allen Rose, unmarried, by Warranty Deed dated December 13, 1996, from Alice Rodes Fitch, unmarried, of record in Book 10292, page 808, Register's Office for Davidson County, Tennessee, Ruth Elizabeth Rose being one and the same person as Ruth Allen Rose.

The above described property is subject to each and every of the following:

1. Current year's taxes which have been pro-rated at closing and are assumed by the Grantee.

2. Such matters as may appear on the Revised Plan of

Davidson County DEEDWARR
Recvd: 02/10/04 08:31 3pgs
Fees:18.00 Taxes:647.50
20040210-0015700

Belle Meade Tower Condominiums, of record as Instrument No. 20001020-0104050, Register's Office For Davidson County, Tennessee.

3. Matters contained in the Master Deed establishing a Horizontal Property Regime of Belle Meade Tower Condominiums, of record in Book 4469, Page 530, as corrected in Book 4494, Page 489, and as amended in Book 4631, Page 407, in Book 4631, Page 410, in Book 4851, Page 950, in Instrument No. 20000803-0076841, and in Instrument No. 20030725-0104241, said Register's Office.

4. Matters contained in the By-laws for Belle Meade Tower Condominiums, of record in Book 4469, Page 549, and as amended in Book 5046, Page 828, in Instrument No. 20000614-0059221, and in Instrument No. 20030902-0126376, said Registers's Office.

5. Sanitary sewers and/or Storm Drainage Easement of record in Book 3839, Page 983, said Register's Office.

6. Easement to American Telephone and Telegraph Company, of record in Book 1207, Page 547, said Register's Office.

7. A building clearance easement of record in Book 3183, Page 201, said Register's Office.

8. Easements for Storm Sewers and/or Sanitary Sewers of record in Book 4790, page 319 and in Book 4925, page 594, said Register's Office.

9. Permanent and Temporary Easement for the Construction of Bridge and Channel Change, of record in Book 4355, Page 696, said Register's Office.

10. Grant of Gas Service Line or Fuel Line Easement, of record in Book 6701, Page 203, said Register's Office.

11. Right-of-way and Easement to Bell South Telecommunications, of record in Book 9351, Page 933, said Register's Office.

This is improved property known generally as Unit #92, 105 Leake Avenue, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title and interest thereto belonging, to the said Grantee and her heirs, successors and assigns, forever.

AND THE GRANTOR covenants that she 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 herein set out. The Grantor further covenants and binds herself, her heirs, successors and assigns to warrant and forever defend the title to said real estate to said Grantee, her heirs, successors and assigns against the lawful claims of all persons.

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, the Grantor has executed this instrument on the 9th day of Feb., 2004.

Ruth Elizabeth Rose

RUTH ELIZABETH ROSE
By ANTHONY A. ROSE, Att. in Fact
Attorney-in-fact pursuant to General Power of Attorney of record as Instrument No. 20040129-0011363, Register's Office for Davidson County, Tennessee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 9TH day of FEBRUARY, 2004, before me personally appeared, Anthony A. Rose, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Ruth Elizabeth Rose, and he acknowledged that he executed the same as the free act and deed of Ruth Elizabeth Rose.

WITNESS my hand, at office in Nashville, Tennessee, this 9TH day of FEBRUARY, 2004.

NOTARY PUBLIC

STEPHEN W. ARTHUR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires:

5/30/07

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $175,000.00.

Sara P. Alexander
Affiant

STEPHEN W. ARTHUR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 9TH day of FEBRUARY, 2004.

NOTARY PUBLIC

My commission expires: 5/30/07

a:\b814ton