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. 22390-02-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $99,000.00. Esta Brady Affiant Subscribed and sworn to before me this 27th day of February, 2004. Notary Public My Commission Expires: 5-27-07

SHARON L. PERRY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Jeremiah Davis Christiane Ginther 3000 Hillsboro Road #147 Nashville, TN 37215	~~New Owners~~ Bank of America 9000 Southside Blvd. Bldg 700 Jacksonville, FL 32256	Map No.117.03 Parcel No. 147.00 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, **Erin A. O'Hara and David B. Gordon, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jeremiah D. Davis and Christiane A. Ginther, married** ("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 3000 Hillsboro Road #147, Nashville, TN, 37215

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 27th day of February, 2004.

Erin A. O'Hara

David B. Gordon

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

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

Witness my hand, at office, this 27th day of February, 2004.

Notary Public

My Commission Expires:

J. MICHAEL MORGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE
J. Michael Morgan
My Commission Expires
July 30, 2005
STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 03/05/04 09:49 2pgs
Fees:13.00 Taxes:366.30

20040305-0025230

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. A-147 on the Planof Versailles Condominium Aprartments of record in Plat Book 5050, page 80, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interst in the common elements of VersaillesCondominium Aprartments, a horizontal property regrime estabiliched by Master Deed of record in Book 5168, page 944, as amended in Book 5589, page 367, Book 5659, page 641, and rerecorded in Book 5667, page 375, Register's Office and as further amended by Instrument of record in Book 7770, page 955, and Book 8434, page 719, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2004 City/County Taxes, which have been prorated and assumed by the Grantee(s)
2) All matters appearing on the Plan of record in Book 5050, page 80, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David Bruce Gordon and wife, Erin Ann O'Hara by deed from M. Catherine Smith, unmarried, datedc 8/27/01, of record in Instrument #20010828-0093476, Register's Office for Davidson County, Tennessee.

Source: 20010828-0093476