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. 22364-02-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $95,000.00. Affiant Subscribed and sworn to before me this 27th day of February, 2004. Notary Public My Commission Expires: 4-25-04

CATHERINE M. WOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Dennis V. Harris 1900 Richard Jones Road U-5 Nashville, TN 37215	AmSouth Bank P.O. Box 57046 Irvine, CA 92619-7046	Map No.117.15 Parcel No. 189.00 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, **Katherine A. Blair, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Dennis V. Harris, unmarried** ("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 1900 Richard Jones Road, U-5, 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.

Katherine A. Blair, BY: William A. Blair, Attorney-In-Fact pursuant to power of attorney of record in Book 9760, page 258, Register's Office for Davidson County, Tennessee

Davidson County DEEDWARR
Recvd: 03/15/04 13:42 2pgs
Fees:13.00 Taxes:351.50
20040315-0029346

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **William A. Blair**, with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained, and who further acknowledged that HE is the Attorney-in-Fact for the said **Katherine A. Blair** and is authorized by the said **Katherine A. Blair** to execute this instrument on HIS behalf.

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

My commission expires:

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

My Commission Expires SEPT. 25, 2004

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. U-5 on the Plan of Green Hills Terrace Condominium Apartments of record in Play Book 5200, page 64, 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 The Green Hills Terrace, a horizontal property regime established by Master Deed of record in Book 5304, page 702, as amended in Book 7841, page 557 and Book 9830, page 181, said Register's Office.

Being the same property conveyed to James D. Blair, Jr. and wife, Katherine A. Blair by deed dated September 21, 1978 from Ervin M. Entrekin, Trustee of record in Book 5347, page 424, Register's Office for Davidson County, Tennessee. James D. Blair, Jr. has since died.

This conveyance is made subject to:

1) 2004 City/County Taxes, which have been prorated and assumed by the Grantee(s);
2) 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 The Green Hills Terrace, of record in Book 5304, page 702, amended in Book 7841, page 557 and Book 9830, page 181, Register's Office for Davidson County, Tennessee;
3) Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3879, page 569, Register's Office for Davidson County, Tennessee
4) Easement for common use of record in Book 4320, page 896, Register's Office for Davidson County, Tennessee;
5) All matters appearing on the Plan of record in Plat Book 5200, page 64, Register's Office for Davidson County, Tennessee.