RETURN TO : FIRST TITLE AND ESCROW COMPANY, INC.
2000 RICHARD JONES ROAD SUITE 110
NASHVILLE, TENNESSEE 37215
FILE NUMBER 22344 BOX 9B

PREPARED BY (~~AND RETURN TO~~):

WILKINS & IVEY
Attorneys At Law

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104 Woodmont Blvd.
Nashville, TN 37205
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Davidson County DEEDWARR
Recvd: 03/17/04 11:40 2pgs
Fees:13.00 Taxes:786.25
20040317-0030337

W & I Ref:(XXXXXXXXXXX) Title No: 45366
XXXXXXXXXXXXXXXX

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
James M. Price 4500 Post Rd. #F-68 Nashville, TN 37205	SAME

TAX MAP-PARCEL NUMBERS: 103.14 - 068.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$212,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Andrew L. Grobmyer and spouse, Meggin E. Grobmyer**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James M. Price, unmarried** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. F-68 of The Hillwood a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 6250, Page 503 Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Andrew L. Grobmyer, unmarried, by deed from Renny J. Sherman and spouse, Linda M. Sherman of record in Book 10425, page 593, said Register's Office. By Quitclaim Deed of record in Doc. No. 20020328-0038735 Register's Office for said County, Andrew L. Grobmyer conveyed subject property to Andrew L. Grobmyer and wife, Meggin E. Garrett.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6250, Page 503, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Book 5280, page 364, Book 5281, page 357, Book 6553 page 108, Book 6612, page 155, Book 7822, page 263, Book 7702, page 606, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 4500 Post Road, Nashville, Tennessee 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of March, 2004.

Andrew L. Grobmyer

Meggin E. Grobmyer

State of TENNESSEE
County of DAVIDSON

On this 15th day of March, 2004 , before me the undersigned authority, personally appeared Andrew L. Grobmyer Meggin E. Grobmyer , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: _____ Notary

My Commission Expires MAY 30, 2004

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $212,500.00

Affiant

Sworn and subscribed before me this the 15th day of March, 2004

Notary Public

My Commission Expires: _____

WILLIAM T. [illegible] NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 30, 2006