WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/17/04 12:30 2pgs
Fees:13.00 Taxes:518.00

20040317-0030376

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.
My Commission Expires FEB. 10, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15TH DAY OF MARCH, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Durham	James R. Durham	MAP 142-04 B PAR 13 CO
(NAME)	(NAME)	
171 Belle Forest Circle	Belle Forest Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **ROY C. COFFEE AND WIFE, JUDITH A. COFFEE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES R. DURHAM AND WIFE, CAROLE LEE DURHAM**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit C-3, Building "C" on the Plan of Buildings, A B, & C, Bellevue Office Park, Condominium Offices, a Horizontal Property Regime established by Master Deed of record in Book 6040, page 701, as amended in Book 6147, page 689, together with the undivided interest in the common elements appurtenant to said unit and as set forth in Master Deed. Reference is here made to the plat of buildings A, B & C, Bellevue Office Park, Condominium Office, as of record in Book 5800, page 177, for a more complete identification of said unit.

This conveyance is made subject to the provisions of the Tennessee Property Act, as the same is set out in Section 64-2701 et seq., as amended, of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the by laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed established a Horizontal Property Regime as of record in Book 6040, page 701, amended in Book 6147, page 689, and the By Laws contained as Exhibit "A" in said Master Deed.

Being the same property conveyed to Roy C. Coffee and wife, Judith A. Coffee by deed of record in Instrument No. 20021022-0129498, Register's Office for Davidson County, Tennessee.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the afore described tract of land.

This is improved property, known as 173 Belle Forest Circle, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. Wherever 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 15th day of March, 2004.

Roy C. Coffee Sr.

Judith A. Coffee

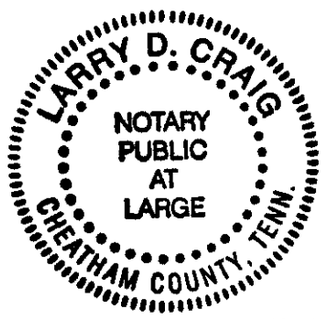
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, Roy C. Coffee Sr., and wife, Judith A. Coffee the within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this: 3/15/2004.

Commission expires:



My Commission Expires FEB. 10 , 2008

Notary Public