WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/30/04 15:02 2pgs
Fees:13.00 Taxes:2442.00

20040330-0035699

J. DYKE TATUM
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 660,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF March, 2004

Notary Public

MY COMMISSION EXPIRES: May 29, 2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DAVID W. BARNETTE	SAME	103-12-G-301CO
(NAME)	(NAME)	
4000 WEST END AVENUE UNIT #301		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37205		
(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, ROCHFORD REALTY & CONSTRUCTION, COMPANY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID W. BARNETTE AND WIFE, JANET W. BARNETTE

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 301 AND THE PARKING SPACES AND STORAGE AREA DESIGNATED AND ASSIGNED TO UNIT 301 ON THE PLAN OF THE JACKSONIAN 4000 CONDOMINIUMS AS DESCRIBED TO EXHIBIT "B" TO THE MASTER DEED OF THE JACKSONIAN 4000 CONDOMINIUMS OF RECORD IN INSTRUMENT NO. 20020208-0017172 AND AMENDED IN INSTRUMENT NO. 20020910-0109643, INSTRUMENT NO. 20021104-0134916, AND INSTRUMENT NO. 20021127-0147048, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO ROCHFORD REALY AND CONSTRUCTION COMPANY, A TENNESSEE FOR-PROFIT CORPORATION, BY QUITCLAIM DEED FROM JACKSONIAN-TRINITY, A TENNESSEE GENERAL PARTNERSHIP, OF RECORD IN INSTRUMENT NO. 20020326-00365566, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ALL THE PROVISIONS OF THE TENNESSEE 'HORIZONTAL PROPERTY ACT' AS THE SAME IS SET OUT IN SECTION 66-27-101 ET SEQ. OF THE TENNESSEE CODE ANNOTATED, AND IS SUBJECT TO THE PROVISIONS AND REQUIREMENT THEREOF; AND IS SUBJECT TO THE BY-LAWS FOR THE ADMINISTRATION THEREOF; ALSO SUBJECT TO EASEMENTS, RIGHTS AND INTEREST 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, OTIONS, BURDENS, ASSESSMENTS, AND OTHER UNDERTAKINGS

CONTINUED

unimproved ( )
This is improved (X) property, known as 4000 WEST END AVENUE UNIT #301, NASHVILLE, TN 37205
(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 my hand this 26th day of March, 2004

ROCHFORD REALTY & CONSTRUCTION, COMPANY

By

JOHN T. ROCHFORD, PRESIDENT

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, 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 and official seal at _____ _____, Tennessee, this _____ day of _____.

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared JOHN T. ROCHFORD and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the PRESIDENT and _____ respectively of the ROCHFORD REALTY & CONSTRUCTION the within named bargainor, and corporation, and that he as such PRESIDENT and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said JOHN T. ROCHFORD as such PRESIDENT, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at NASHVILLE, TN on this the 26th day of March, 2004.

My commission expires May 29, 2005 Lillian Franck

Notary Public

LILLIAN FRANCK NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

LEGAL DESCRIPTION CONTINUATION

CONTAINED IN THE MASTER DEED ESTABLISHING A HORIZONTAL PROPERTY REGIME OF THE JACKSONIAN 4000 CONDOMINIUMS, OF RECORD AS AFORSAID, SAID REGISTER'S OFFICE AND TAXES FOR THE CURRENT YEAR WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE HEREIN.