Davidson County DEEDWARR
Recvd: 05/03/04 13:15 3pgs
Fees:18.00 Taxes:240.87
20040503-0050109

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 23rd day of April, 2004, by and between Walter H. Carter, Trustee for the 1228 Massman Drive Trust dated 6/4/99 , hereinafter called Grantor, and James W. Gillespie and Sandra Prichard Gillespie, husband and wife, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, Walter H. Carter, Trustee for the 1228 Massman Drive Trust dated 6/4/99 , as Grantor, does hereby bargain, sell, transfer and convey unto James W. Gillespie and Sandra Prichard Gillespie, husband and wife, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1228 Massman Drive, Nashville, Tennessee 37217.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantees that Grantor is lawfully seized and possessed of the said real estate and that Grantor hass a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds himself and his successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors and assigns, against the lawful claims of all person whomsoever.

WITNESS the hand and seal of Grantor on the day and year first above written.

Walter H. Carter, Trustee

Walter H. Carter, Trustee for the 1228 Massman Drive Trust dated 6/4/99
SIGNATURE OF SELLER

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, Walter H. Carter, Trustee for the 1228 Massman Drive Trust dated June 4, 1999, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **23rd** day of April, 2004.

Notary Public

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

James W. Gillespie and Sandra Prichard Gillespie, husband and wife

1228 Massman Drive
Nashville, Tennessee 37217

Property Address:

1228 Massman Drive
Nashville, Tennessee 37217

Person Responsible for Taxes:

Walter H. Carter, Trustee for the 1228 Massman Drive Trust
2200 21st Avenue, South, Suite #220
Nashville, Tennessee 37212

Map & Parcel #: MAP 107-14-A PARCEL 54 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$65100** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Sandra Prichard Gillespie
Affiant

Sworn to and subscribed before me, a Notary Public, this **23rd** day of **April, 2004.**

Notary Public

My Commission Expires: 5/30/2004

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 04-7389

EXHIBIT 'A'

A CERTAIN CONDOMINIUM apartment in Davidson County, Tennessee, being Unit No. 54 on the Plan of Copperfield Terrace Condominiums, of record in Book 6250, page 50, Register's Office for Davidson County, Tennessee and to which plat reference is hereby made for a more complete description thereof.

Being the same property conveyed to Walter H. Carter, Trustee, of the 1228 Massman Drive Trust UTA dated June 4, 1999, by Warranty Deed dated June 18, 1999, from Janie Dowdy, unmarried, and filed for record June 23, 1999, in Book 11540, page 10, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2004 and subsequent years, A LIEN, not yet due and payable (MAP 107-14-A PARCEL 54 CO). 2002 real property taxes are PAID in the amount of 502.66.

2. All matters as set forth on the Plan of record in Plat Book 6250, page 50, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. All of the terms, conditions and provisions of the Tennessee Horizontal Property Act, as set forth in T.C.A. 66-27-101, et seq.

4. Covenants, restrictions, easements, reservations and interest in favor of other unit owners and all sewer, water, electric, telephone and other utility easements now or hereaftert established and all other terms and conditions as may be set forth in the Master Deed and the By-Laws of Copperfield Terrace Comdominiums appended thereto, of record in Book 6326, page 790, Register's Office for DAVIDSON County, Tennessee.

5. Articles of Incorporation for Copperfield Terrace Homeowners Association, of record in Book 7200, page 824, said Register's Office.

6. Articles of Amendment for Copperfield Terrace Homeowners Association, limiting personal liability of directors, of record in Book 7500, page 941, said Register's Office.

7. Articles of amendment of corporate charter of Copperfield Terrace Homeowners Association, of record in Book 7872, page 33, said Register's Office.