Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Robert R. Blagojevich 4113 Sneed Road Nashville, TN 37215	New Owner	Map 106-06-A, Parcels 3 CO, 4 CO, 7 CO, 8 CO, 6 CO, 9 CO, 10 CO, 13 CO, 14 CO, 17 CO, 18 CO, 16 CO, 19 CO, 22 CO, 23 CO, 27 CO, 30 CO, 31 CO, 32 CO, 36 CO, 37 CO, 38 CO, 42 CO, 39 CO & 46 CO
This instrument prepared by: David B. Gray Hix & Gray, PLC 315 Deaderick Street, Suite 1620 AmSouth Center, Nashville, TN 37238		

Davidson County DEEDWARR
Recvd: 05/18/04 09:10 6pgs
Fees:33.00 Taxes:3700.00
20040518-0057844

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, Brian P. Beathard, a/k/a Brian Beathard ("Grantor") has bargained and sold, and hereby transfers and conveys to Robert R. Blagojevich (Grantee"), and his heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, their respective heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee.

2. All matters of lat of Dunham's Station Condominium a set forth in Exhibit A-2 of the Master Deed of record in Book 6697, Page 901 as amended in Book 8729, Book 537, said Register's Office.

3. By-Laws of record in Book 6697, Page 939, said Register's Office.

4. Charter for the Dunham's Station Condominiums Association, Inc., of record in Book 6621, page 405, said Register's Office.

5. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act", as same is set out in Section 66-27-101 et seq., 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 establishing a Horizontal Property Regime of Dunham's Station Condominiums of record in Book 6697, page 901, Register's Office for Davidson County, Tennessee.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, and their respective heirs and assigns, against the lawful claims of all persons.

This is improved property, known as Unit No's. A-1, A-2, A-3, A-4, A-6, A-7, A-8, B-1, B-2, B-3, B-4, B-6, B-7, C-2, C-5, C-7, D-2, D-5, D-6, D-8, E-1, E-2, E-4, E-5 and F-2 of 246 White Bridge Road, Nashville, Tennessee37209.

EXECUTED this 14th day of May, 2004.

Brian P. Beathard,
a/k/a Brian Beathard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Brian P. Beathard, a/k/a Brian Beathard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 14th day of May, 2004.

Notary Public

My Commission Expires: 1-29-05

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON_)

The actual consideration or value, whichever is greater, for this transfer is $1,000,000.00.

AFFIANT

Subscribed and sworn to before me this 14TH day of May, 20004.

NOTARY PUBLIC

My Commission Expires:
1-29-05

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Master:\Master\WarrantyDeed

Exhibit "A"

TRACT 1:

Unit No.'s A-1, A-2, A-3, A-4, B1, B-3, C-5 and C-7 of Dunham's Station Condominium created under Title 66, Chapter 27, Section 101, et seq., as amended Tennessee Code Annotated, as established by a Master Deed of record in Book 6697, Page 901 and amendment of record in Book 8729, Page 537 appointing Successor Trustee to Master Deed, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Dunham's Station Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete description of said Unit.

Being the same property conveyed to Brain Beathard from Alfred Tate Rogers, Sr. and wife, Martha Stone Rogers by Warranty Deed of record in Instrument No. 20010625-0067122, Register's Office for Davidson County, Tennessee.

TRACT 2:

Unit No.'s A-6, A-7, A-8 and B-2 of Dunham's Station Condominium created under Title 66, Chapter 27, Section 101, et seq., as amended Tennessee Code Annotated, as established by a Master Deed of record in Book 6697, Page 901 and amendment of record in Book 8729, Page 537 appointing Successor Trustee to Master Deed, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Dunham's Station Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete description of said Unit.

Being the same property conveyed to Brian Beathard from Alfred Tate Rogers, Sr. and wife, Martha Stone Rogers by Warranty Deed of record in Instrument No. 20010807-0084691, Register's Office for Davidson County, Tennessee.

TRACT 3:

Unit No.'s B-7 and E-4 of Dunham's Station Condominium created under Title 66, Chapter 27, Section 101, et seq., as amended Tennessee Code Annotated, as established by a Master Deed of record in Book 6697, Page 901 and amendment of record in Book 8729, Page 537 appointing Successor Trustee to Master Deed, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Dunham's Station Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete description of said Unit.

Being the same property conveyed to Brian P. Beathard from Mary L. Budslick by Warranty Deed of record in Book 20011231-0145055, said Register's Office.

TRACT 4:

Unit No.'s B-6 and C-2 of Dunham's Station Condominium created under Title 66, Chapter 27, Section 101, et seq., as amended Tennessee Code Annotated, as established by a Master Deed of record in Book 6697, Page 901 and amendment of record in Book 8729, Page 537 appointing Successor Trustee to Master Deed, Register's Office for

Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Dunham's Station Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete description of said Unit.

Being the same property conveyed to Brian P. Beathard from Willard M. West and wife, Michael Lee West by Warranty Deed of record in Instrument No. 20011231-0145063, Register's Office for Davidson County, Tennessee.

TRACT 5:

Unit No. E-2 of Dunham's Station Condominium created under Title 66, Chapter 27, Section 101, et seq., as amended Tennessee Code Annotated, as established by a Master Deed of record in Book 6697, Page 901 and amendment of record in Book 8729, Page 537 appointing Successor Trustee to Master Deed, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Dunham's Station Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete description of said Unit.

Being the same property conveyed to Brian Beathard from Jeffrey Miller, a single person by Warranty Deed of record in Instrument No. 20020206-0016573, Register's Office for Davidson County, Tennessee.

TRACT 6:

Unit No. F-2 of Dunham's Station Condominium created under Title 66, Chapter 27, Section 101, et seq., as amended Tennessee Code Annotated, as established by a Master Deed of record in Book 6697, Page 901 and amendment of record in Book 8729, Page 537 appointing Successor Trustee to Master Deed, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Dunham's Station Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete description of said Unit.

Being the same property conveyed to Brian Beathard from Michael D. Himes and Teresa C. Himes of record in Instrument No. 20020206-0016576, Register's Office for Davidson County, Tennessee.

TRACT 7:

Unit No. D-2 of Dunham's Station Condominium created under Title 66, Chapter 27, Section 101, et seq., as amended Tennessee Code Annotated, as established by a Master Deed of record in Book 6697, Page 901 and amendment of record in Book 8729, Page 537 appointing Successor Trustee to Master Deed, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Dunham's Station Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete description of said Unit.

Being the same property conveyed to Brian Beathard, married from Gerald Cooper, married by Warranty Deed of record in Instrument No. 20031126-0172151, Register's Office for Davidson County, Tennessee.

Exhibit "A" (cont'd)

TRACT 8:

Unit No.'s E-1 and E-5 of Dunham's Station Condominium created under Title 66, Chapter 27, Section 101, et seq., as amended Tennessee Code Annotated, as established by a Master Deed of record in Book 6697, Page 901 and amendment of record in Book 8729, Page 537 appointing Successor Trustee to Master Deed, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Dunham's Station Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete description of said Unit.

Being the same property conveyed to Brain Beathard from Emmet Morris Hamilton and wife, Bonnie J. Hamilton by Warranty Deed of record in Instrument No. 20031126-0172150, Register's Office for Davidson County, Tennessee.

TRACT 9:

Unit No. D-6 of Dunham's Station Condominium created under Title 66, Chapter 27, Section 101, et seq., as amended Tennessee Code Annotated, as established by a Master Deed of record in Book 6697, Page 901 and amendment of record in Book 8729, Page 537 appointing Successor Trustee to Master Deed, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Dunham's Station Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete description of said Unit.

Being the same property conveyed to Brian Beathard from Suzanne B. Woolwine by Warranty Deed of record in Instrument No. 20031204-0174418, Register's Office for Davidson County, Tennessee.

TRACT 10:

Unit No. D-5 of Dunham's Station Condominium created under Title 66, Chapter 27, Section 101, et seq., as amended Tennessee Code Annotated, as established by a Master Deed of record in Book 6697, Page 901 and amendment of record in Book 8729, Page 537 appointing Successor Trustee to Master Deed, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Dunham's Station Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete description of said Unit.

Being the same property conveyed to Brain Beathard, married from Charles G. Cannon, Jr. and wife, Ruth E. Cannon by Warranty Deed of record in Instrument No. 20031204-0174419, Register's Office for Davidson County, Tennessee.

TRACT 11:

Unit No. B-4 and D-8 of Dunham's Station Condominium created under Title 66, Chapter 27, Section 101, et seq., as amended Tennessee Code Annotated, as established by a Master Deed of record in Book 6697, Page 901 and amendment of record in Book 8729, Page 537 appointing Successor Trustee to Master Deed, Register's Office for

Exhibit "A" (cont'd)

Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Dunham's Station Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete description of said Unit.

Being the same property conveyed to Brian Beathard from Betty J. Hanmer by Warranty Deed of record in Instrument No. 20031215-0179272, Register's Office for Davidson County, Tennessee.