PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Davidson County DEEDWARR
Recvd: 06/03/04 15:25 2pgs
Fees:13.00 Taxes:592.00
20040603-0065608

W & I Ref:(_____) Title No: 45527
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Daniel M. Goodman P. O. Box 120775 Nashville, Tennessee 37212	SAME

TAX MAP-PARCEL NUMBERS: 104-12-B-121

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$160,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John David Zubkus , unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Daniel M. Goodman , 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.205, Building 2 of Ashley Place horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 6200 page 462 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 John David Zabkus by deed from Lewis Hall McCurdy, III, an unmarried person, of record in Book 11533, page 317, Register's Office for Davidson County, Tennessee.

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

This is improved property, known as: 2110 Portland Ave., Nashville, Tennessee 37212

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 26th day of May, 2004.

John David Zubkus

State of TENNESSEE
County of DAVIDSON

On this 26th day of May, 2004 , before me the undersigned authority, personally appeared John David Zubkus , 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.

My Commission Expires: _____

Notary

KATHRYN B. McCLELLAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires NOV. 13, 2007

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 $160,000.00

Affiant

Sworn and subscribed before me this the 26th day of May, 2004

My Commission Expires:

Notary Public

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 20