WARRANTY DEED

BOX 10-A

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,900.00

Affiant

Subscribed and sworn to before me this 8th day of June, 2004

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 06/08/04 15:46 2pgs
Fees:13.00 Taxes:484.33
20040608-0067921

ADDERSSS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James L. Maddux	First Horizon Home Loan Corp	82-16-B
(NAME)	(NAME)	(MAP)
937 Russell Street #203	4000 Horizon Way	203.00CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37206	Irving, TX 75063	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Frederick Mark Acker, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto JAMES L. MADDUX, UNMARRIED , hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

A certain condominium apartment in Davidson County, TN, described as Unit No. 203 of Russell Street Commons II, Lot No. 2 of Aeby Subdivision III, a Condominium, a Horizontal Property Regime, located on Russell Street, Nashville, TN, as shown on the plat of Russell Street Commons, II, Lot 2 of Aeby Subdivision III, Condominium apartments, recorded in Plat Book 6900, page 89, as amended in Book 7049, page 201, said Register's Office, and described in a Master Deed recorded in Book 6928, page 645, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Russell Street Commons II, Lot No. 2 of Aeby Subdivision III, Condominium Apartments contained in the Master Deed recorded in Book 6928, page 645, Register's Office for Davidson County, TN, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Frederick Mark Acker by deed from Shawn A. Norton, dated May 30, 2002, of record in Instrument No. 20020605-0068150, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 937 Russell Street #203, Nashville, Tennessee 37206

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/our hand(s) this day of June, 2004.

Frederick Mark Acker

Frederick Mark Acker

STATE OF NORTH CAROLINA
COUNTY OF Buncombe

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Frederick Mark Acker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 3rd day of June, 2004.

Notary Public

My Commission Expires: 03-09-2008

