This space for Register's Office:

Davidson County DEEDWARR
Recvd: 06/09/04 08:43 2pgs
Fees:13.00 Taxes:268.25

20040609-0067992

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
114 White Cloud Trail
Murfreesboro, TN 37127

ADDRESS NEW OWNER:
James C. Harris

498 Brentlawn Drive
Nashville, TN 37220

SEND TAX BILLS TO:
New Owner

Map 93-13A-306.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid,, the receipt and sufficiency of which is hereby acknowledged, Stephanie Rust, hereinafter called the **Grantors**, do hereby convey unto James C. Harris* hereinafter called the **Grantee**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as: Sr., and wife, Jean M. Harris and James C. Harris, Jr., as joint tenants with right of survivorship

A certain Condominium Unit in Davidson County, Tennessee described as follows: Unit No 306, in a Horizontal Property Regime of Spence Manor Condominiums, as created under Title 66, Chapter 27, Section 101 et seq. as amended TCA Annotated, and as established by a Master Deed of record in Book 6794, Page 219 said Register's Office, together with the undivided percentage interest in the Common Elements. Reference is hereby made to the Plat of Spence Manor Condominium as set forth in Exhibit A-2, of said Master Deed for a more complete identification and description of such unit.

Being the the same property conveyed to Stephanie Rust by Quitclaim Deed of record in Instrument No. 20040423-0046301, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

This is improved property known as 11 Music Square East #306, Nashville, TN 37203

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 seized 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 CONVENANTS 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.

And I do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 28th day of May, 2004.

Stephanie Rust

StephanieRust

State of Tennessee
County of Williamson

BEFORE ME, the undersigned authority, on this day personally appeared Stephanie Rust known to me to be the persons whose name is subscribed to the foregoing document, who on oath stated to me that she executed the same for the purposes and consideration therein expressed, and acknowledged the same to be her free act and deed.

SUBSCRIBED AND SWORN TO BEFORE ME this 28th day of May. 2004.

Sharon L. Riney

Notary Public in and for the
State of Tennessee

SHARON L. RINEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: 5-27-07

STATE OF TENNESSEE
COUNTY OF Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $ 72,500.00.

Brenda Kissel

Affiant

Sworn and subscribed before me on 5-28-04.

Sharon L. Riney

Notary Public

SHARON L. RINEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: 5-27-07