PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 06/22/04 15:53 2pgs
Fees:13.00 Taxes:991.60
20040622-0074093

W & I Ref:(gj) Title No: 45690
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
John E. McDowell 4215 Harding Road #506 Nashville, Tennessee 37205	SAME

TAX MAP-PARCEL NUMBERS: 103-16-B-53

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$268,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Peter Morgan and spouse, Lynne Morgan**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John E. McDowell** 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. 506 of Windsor Tower Condominium Apartments, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the plan to the Master Deed of record in Book 520, Page 71, Register's Office for said County, to which source reference in hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general limited common elements of the Condominium.

Being the same property conveyed to Peter Morgan and spouse, Lynne Morgan by deed from J. Craig Oxford, Trustee of the J. Craig Oxford Revocable Trust under agreement dated September 10, 1992 of record in Book 10449, Page 1, Register's Office for Davidson County.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2004, and subsequent years; Subject to the provisions of the condominium Master Deed of record in Book 5313, Page 338, amended in Book 8666, Page 789, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters, to which Master Deed reference is hereby made for more particulars.

This is improved property, known as: 4215 Harding Road #506, Nashville, Tennessee 37205

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 18th day of June, 2004.

Peter Morgan

Lynne Morgan

State of TENNESSEE
County of DAVIDSON

On this 18th day of June, 2004 , before me the undersigned authority, personally appeared Peter Morgan Lynne Morgan , 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: _____

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

My Commission Expires JULY 21, 2007

Notary

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 $268,000.00

Affiant

Sworn and subscribed before me this the 18th day of June, 2004

My Commission Expires: 3/25/08

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public