40.A

This Instrument Prepared By:
Larry K. Tolbert, Attorney d/b/a GREEN WAY TITLE
425 West College Street
Murfreesboro, Tennessee 37130

ADDRESS NEW OWNER:
Blair Alexander
100 Braxton Hill Court
Nashville, Tennessee 37204

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Sun Trust Mortgage Inc
P.O. Box 305110
Nashville, TN 37230-5110

Davidson County DEEDWARR
Recvd: 06/28/04 16:00 2pgs
Fees:13.00 Taxes:962.00
20040628-0076693

MAP 131
GROUP 12-O-D
PARCEL 6-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Howard D. Wall, a married person and Tamara Roth, an unmarried person**, hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Blair Alexander, an unmarried person and Wade May, an unmarried person, as joint tenants with the right of survivorship**, hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain apartment in Davidson County, Tennessee, being Unit No. 6 as set forth in Exhibit "D" to the Master Deed and By-Laws for Braxton Hill Condominiums, of record in Book 7585, page 317, Register's Office for said county, to which Master Deed is incorporated herein and made a part hereof by reference.

Being the same property conveyed to Howard D. Wall, a married person and Tamara Roth, an unmarried person, by deed of record in Record Book *, page _____, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 7585, page 317, Register's Office for Davidson County, Tennessee.

I, Sally J. Wall, hereby join in this instrument for the purpose of relinquishing any and all marital rights in and to said property which I may or might have as the spouse of the said Howard D. Wall.

This is improved property known as 100 Braxton Hill Court, Nashville, Tennessee 37204.

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", her heirs and assigns, forever, and, GRANTORS do covenant with the said "GRANTEE" that they 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, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and her heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

* 20040628-0076691

WITNESS our hands this the 25th day of June, 2004.

Howard D. Wall, by: Larry K. Tolbert, attorney in-fact

Sally J. Wall, by: Larry K. Tolbert, attorney in-fact

Tamara Roth

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Larry K. Tolbert,** with whom we are personally acquainted, and to us known to be the person who executed the foregoing (Warranty Deed) instrument individually on behalf of Howard D. Wall and wife, Sally J. Wall, and who acknowledged that he executed the same as the free act and deed of the said Howard D. Wall and wife, Sally J. Wall, and for the purposes therein contained by virtue of that one certain Power of Attorney duly executed by the said Howard D. Wall and wife, Sally J. Wall, and appearing of record in Record Book __*__, page _____, of the said Register's Office of Davidson County, Tennessee.

*20040628-0076693

WITNESS my hand and official seal at office this 25th day of June, 2004.

Jennifer Selby
NOTARY PUBLIC

My Commission Expires: 11/19/2007

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Tamara Roth, an unmarried person**, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 25th day of June, 2004.

Jennifer Selby
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

The actual value or consideration, whichever is greater, for this transfer is $260,000.00.

AFFIANT

Subscribed and sworn to before me on this 25th day of June, 2004.

Jennifer Selby
NOTARY PUBLIC

My Commission Expires: 11/19/2007