THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 23123-07-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $487,000.00. Affiant Subscribed and sworn to before me this 20th day of July, 2004. Notary Public My Commission Expires: 11/25/2006

DONALD E. KNIFFEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
T.S. Fillebrown, Jr. Lavina J. Fillebrown 615 Belle Meade Boulevard #114 Nashville, TN 37215	New Owner	Map No.130.02-0A Parcel No. 004.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Richard J. Stelzer, Unmarried and Richard J. Stelzer, Trustee**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **T.S. Fillebrown, Jr. and wife, Lavinia J. Fillebrown** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 615 Belle Meade Boulevard #114, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 20th day of July, 2004.

Richard J. Stelzer

Richard J. Stelzer, Trustee

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Richard J. Stelzer, Unmarried**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of July, 2004.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE April N. Provo My Commission Expires Sept. 24, 2005 STATE OF TENNESSEE

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Richard J. Stelzer, Trustee**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of July, 2004.

Notary Public

My Commission Expires:

Davidson County DEEDWARR
Recvd: 07/28/04 12:32 2pgs
Fees:13.00 Taxes:1801.90

20040728-0090304

NOTARY PUBLIC AT LARGE April N. Provo My Commission Expires Sept. 24, 2005 STATE OF TENNESSEE

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. A-4 on the Plan of Glencourt Condominiums, of record in Plat Book 6250, page 162, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Glencourt Condominiums, a horizontal property regime established by Master Deed of record in Book 6396, page 825, re-recorded in Book 6502, page 279, said Register's Office.

Being the same property conveyed to Civia O. Stelzer by deed dated 12/31/86 from Six Fifteen Belle Meade Associates, a joint venture, of record in Book 7091, page 525, Register's Office for Davidson County, TN. By quitclaim deed of record in Book 9733, page 248, said Register's Office, Civia O. Stelzer conveyed a one-half interest to Civia O. Stelzer, Trustee under a Personal Residence Trust, for period of five years from July 7, 1995. By quitclaim deed of record in Book 9733, page 250, said Register's Office, Civia O. Stelzer conveyed a one-half interest to Civia O. Stelzer, Trustee under a Personal Residence Trust, for period of eight years from July 7, 1995. Civia O. Stelzer died on December 3, 2001, and devised said property to Ellen Stelzer Johnson and Richard Stelzer by codicil to her will, of record in Instrument No. 28721527938, Probate Court for Davidson County, TN. Ellen Stelzer Johnson died in July, 1999, and pursuant to the terms of said codicil, in the event Ellen Stelzer Johnson did not survive Civia O. Stelzer, her interest in subject property passed to Richard Stelzer.

Richard J. Stelzer (one and the same person as Richard Stelzer) executes this instrument as sole surviving heir at law of Civia O. Stelzer, as sole devisee under the will of Civia O. Stelzer, and as trustee or successor trustee of any trusts created by Civia O. Stelzer.

This conveyance is made subject to:

1. 2004 City/County Taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Glencourt Condominiums, of record in Book 6396, page 825, re-recorded in Book 6402, page 279, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Book 6250, page 162, Register's Office for Davidson County, Tennessee.
5. Easement for sanitary sewer of record in Book 5799, page 510, Register's Office for Davidson County, Tennessee.