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. 23194-07-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $300,000.00. Affiant Subscribed and sworn to before me this 11th day of August, 2004. Notary Public My Commission Expires: GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. Commission Expires SEPT. 25, 2004

WARRANTY DEED

Address New Owner: George E. Mudter, Jr., Trustee 615 Belle Meade Blvd. #109 Nashville, TN 37205	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map No.130.02-0A Parcel No. 007.00 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, **Agnes Fort More and Eugenia Fort, as to a 1/4th interest, Garth F. Fails and Terrance N. Fails, Jr., as to a 1/8th interest, and Louise C. Merritt, G. Stroud Merritt, III and Elijah F. Merritt, as to a 1/12th interest**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Everett George E. Mudter, Jr., Trustee with full power to mortgage, sell, lease, convey or otherwise alienate without the joinder of any beneficiary** ("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 Blvd. #109, Nashville, TN 37205

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 11th day of August, 2004.

Agnes Fort More, BY: Robert E. W. Lineberger, Attorney-In-Fact pursuant to a Power of Attorney being placed of record simultaneously herewith

Louise C. Merritt, BY: Robert E. W. Lineberger, Attorney-In-Fact pursuant to a Power of Attorney being placed of record simultaneously herewith

G. Stroud Merritt, III

Elijah F. Merritt, BY: Robert E. W. Lineberger, Attorney-In-Fact pursuant to a Power of Attorney being placed of record simultaneously herewith

Garth F. Fails

Terrance N. Fails, Jr.

Eugenia Fort, BY: Robert E. W. Lineberger, Attorney-In-Fact pursuant to a Power of Attorney being placed of record simultaneously herewith

Davidson County DEEDWARR
Recvd: 08/18/04 10:17 3pgs
Fees:18.00 Taxes:1110.00

20040818-0099707

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **G. Stroud Merritt, III and Garth F. Ealls and Terrance D. Ealls, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of August, 2004.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 25, 2004

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Robert E. W. Lineberger** with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained, and who further acknowledged that HE is the Attorney-in-Fact for the said **Agnes Fort More, Elijah F. Merritt, Eugenia Fort and Louise C. Merritt** and is authorized by the said **Agnes Fort More, Elijah F. Merritt, Eugenia Fort and Louise C. Merritt** to execute this instrument on THEIR behalf.

Witness my hand, at Office, this 11th day of August, 2004.

My commission expires:

_____

Notary Public

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 25, 2004

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. C-1 a/k/a Unit #109 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 6402, page 279, said Register's Office.

Being the same property conveyed to Agnes Fort More & Eugenia Fort, a 1/4th interest each, Garth F. Fails & Terrence N. Fails, a 1/8th interest each, Louise C. Merritt, G. Stroud Merritt, III and Elijah F. Merritt, a 1/12th interest each by Trustee's deed dated June 18, 2002 from SunTrust Bank, successor by change of name to Third National Bank in Nashville, Trustee under the Will of Rufus E. Fort for the benefit of Rufus E. Fort, Jr. of record as Instrument No. 20020620-00748440, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 City/County Taxes which have been prorated and assumed by the Grantee.
2. Charter of Incorporation of Glencourt Homeowners Association of record in Book 6420, page 75, Register's Office for Davidson County, Tennessee.
3. 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.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. All matters appearing on the Plan of record as Book 6250, page 162, Register's Office for Davidson County, Tennessee.
6. Easement for sanitary sewer of record in Book 5799, page 510, Register's Office for Davidson County, Tennessee.