(1)

**WARRANTY DEED**

Davidson County DEEDWARR
Recvd: 03/14/05 10:20 2 pgs
Fees:13.00 Taxes:518.00

20050314-0027620

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

**THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00**

Affiant

Subscribed and sworn to before me this 10th day of March, 2005.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JAMES H. SMITH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

| ADDERSSS NEW OWNERS AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Robert L. DeLucas | JPMorgan Chase Bank, N.A. | 104-9-O-G |
| (NAME) | (NAME) | (MAP) |
| 123 West End Place | 1901 Roxborough Rd., Roxborough Bldg., Ste. 406 | 24CO |
| (ADDRESS) | (ADDRESS) | (PARCEL) |
| Nashville, TN 37205 | Charlotte, NC 28211 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Erich P. Vierkant, Jr., unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Robert L. DeLucas, unmarried, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 24, West End Place Condominiums (f/k/a Park Circle Condominiums), as shown in Exhibit B to the Master Deed establising a Horizontal Property Regime of West End Place Condominiums (f/k/a Park Circle Condominiums), of record in Book 6809, pages 610-620, and amended in Book 9992, page 744, Register's Office for Davidson County, Tennessee, along with an undivided interest in the common elements thereto of 1.06078%, and subject to all terms and conditions of said Master Deed and By-Laws establising a Horizontal Property Regime for West End Place Condominiums (f/k/a Park Circle Condominiums), of record in Book 6809, page 569 as amended in Book 9992, page 744, in said Register's Office.

Being the same property conveyed to Erich P. Vierkant, Jr. by deed from Shannon Fee and husband, David Fee, dated May 14, 2002, of record in Instrument No. 20020516-0060392, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 123 West End Place, 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 10th day of March, 2005.

Erich P. Vierkant, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Erich P. Vierkant, Jr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 10th day of March, 2004.

Notary Public

My Commission Expires: 5/28/06

JAY H. SMITH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006