BOOK 5331 PAGE 198

THIS INSTRUMENT PREPARED BY JOSEPH G. CUMMINGS, JR., ATTY., 21st FLOOR - FIRST AMERICAN CENTER, NASHVILLE, TENNESSEE 37239

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Third National Mortgage Co. (NAME)	Same (NAME)	143-3-D
P. O. Box 2628 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Part 112 JJ
Nashville, TN 37219 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and No/100 ($10.00) *DOLLARS,*

and in lieu of foreclosure of that certain deed of trust executed by C. Phil Lowe, single, to James I. Vance Berry, Trustee, of record in Book 5135, page 313, Register's Office for Davidson County, Tennessee, securing payment of a note dated April 7, 1977, payable to Harpeth Glen Corp., or order, in the principal amount of $16,537.52, said note having been endorsed to Third National Mortgage Company, Charles Phillip Lowe, being the same person as C. Phil Lowe (the "Grantor"),

AUG29	CONV	76,000.00			
AUG29 S'TAX			B*	197.60	
AUG29 PR'FEE			B*	.50	
AUG29	W'DEED		B*	8.00	* 206.10

has bargained and sold, and by these presents does transfer and convey unto the said Third National Mortgage Company, a Tennessee corporation (the "Grantee"), its successors *and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee,* more particularly described in Exhibit A, which is attached hereto, made a part hereof, and incorporated herein by reference.

This conveyance of said property is made expressly subject to the lien of that certain deed of trust executed by C. Phil Lowe, single, to James I. Vance Berry, Trustee, of record in Book 5135, page 308, Register's Office for Davidson County, Tennessee, it being expressly stipulated and agreed between the Grantor and the Grantee that the execution, delivery and recording of this conveyance of said property to the Grantee shall not operate as a merger of the estates or interests of the Grantee in its capacity as legal title holder under this deed and beneficiary of the deed of trust aforesaid of record in Book 5135, page 308, said Register's Office, and subject further to the following:

1. 1978 real property taxes;
2. Easement to David L. Pollack for ingress and egress described in Book 4734, page 901, Register's Office for Davidson County, Tennessee;
3. Agreement for dedication of easement for access roads, reservoir and pumping station site, water mains and appurtenances granted to Metropolitan Government of

(Continued on next page)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 76,000.00

Affiant

Subscribed and sworn to before me, this the 29th day of August 1978.

Notary Public

My commission expires:

(Affix Seal)

Nashville and Davidson County, Tennessee, of record in Book 5099, page 783, said Register's Office;

4. Master Deed and By-Laws establishing Harpeth Trace Condominiums, together with certain covenants and restrictions, of record in Book 5116, page 751, said Register's Office;

5. Charter of Harpeth Trace Services Association, of record in Book 5120, page 199, said Register's Office, together with the Declaration of Covenants and Restrictions attached thereto, made a part thereof, and incorporated therein, said Declaration of Covenants and Restrictions having been amended in Book 5178, page 138, said Register's Office;

6. Declaration of Covenants and Restrictions for Harpeth Trace Services Association, of record in Book 5120, page 918, said Register's Office, as corrected in Book 5182, page 767 and as amended in Book 5182, page 769, said Register's Office.

This is unimproved ( ) improved (X) property, known as Unit 112, Harpeth Trace Condominiums, Nashville, TN 37221
(House Number) (Street) P. O. Address: (City or Town)

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, its successors ~~heirs~~ *and assigns, forever.*

And Grantor *do(es) covenant with the said* Grantee *that* he is *lawfully seized and possessed of said land in fee simple; ~~has~~ a good right to convey it, and the same is unencumbered.*, except as stated herein.

And Grantor *do(es) further covenant and bind* himself, his *heirs and representatives, to warrant and forever defend the title to the said land to the said* Grantee, its successors ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 28 *day of* August, 19 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Charles Phillip Lowe
CHARLES PHILLIP LOWE

E 85690

IDENTIF. REFERENCE

AUG 29 11 29 AM '78
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Winnie J. Stinson, a Notary Public in and for said County and State, the within named Charles Phillip Lowe

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24 day of October, 1978

Winnie J. Stinson, Notary Public.

Commission Expires 6-7-80.

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....
Notary Public

Commission Expires.....

THIS DEED PREPARED BY:

EXHIBIT A

A part of the Harpeth Trace Condominium tract as shown per plat incorporated by reference herein, of record in Plat Book 5050, page 47, in the Register's Office of Davidson County, Tennessee, the part hereby conveyed being:

UNIT NO. 112 as shown on said plat, and more fully described by the Master Deed establishing a Horizontal Property Regime with respect to Harpeth Trace Condominium, including the Plan and the Administrative By-Laws, covenants and restrictions thereunto attached and exhibited, recorded in Book 5116, page 751 in the Register's Office of Davidson County, Tennessee;

TOGETHER WITH each and all of the rights, privileges and appurtenances thereunto belonging, as set forth in said Master Deed, Plan and Administrative By-Laws, including without limitation such unit's undivided percentage interest in the land and the general common elements.

BEING the same property conveyed to Charles Phillip Lowe by deed from Harpeth Glen Corp. of record in Book 5135, page 303, Register's Office for Davidson County, Tennessee.