This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM
Frank F. Ghertner, Trustee

TO
David Lynn Manning and
Lisa Lee Maxwell

For draftsman's use

This instrument prepared by:

Theodore H. Pailet, Attorney
1906 South Street
Nashville, Tennessee 37212

BOOK 6305 PAGE 440

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David L. Manning, et al (NAME)	same (NAME)	143-3D
151 Harpeth Trace Dr. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	151
Nashville, TN 37221 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	9DZ 72841

(FOR REGISTER'S USE)

I 2 6 0 6 5

IDENTIF. REFERENCE

JUN 1 11 24 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS:

$110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF April, 1984

Notary Public

MY COMMISSION EXPIRES: 10-24-87

(AFFIX SEAL)

For and in Consideration of the sum of -------- Ten and No/100---------- ($10.00)---------- DOLLARS cash in hand paid by David Lynn Manning and Lisa Lee Maxwell, receipt of which is hereby acknowledged, I, Frank F. Ghertner, Trustee have bargained and sold, and by these presents do transfer and convey unto the said David Lynn Manning and Lisa Lee Maxwell, Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain Condominium apartment being described as follows, to wit: Unit No. 151 in a Horizontal Property Regime located on the Plan of Harpeth Trace Condominiums of record in Book 5050, page 47, said Register's Office, to which plan reference is hereby made for a more complete description of said Lot.

Together with each and all of the rights, priviledges, and appurtenances thereunto belonging, as set forth in Master Deed recorded in Book 5116, page 751, Register's Office for said County, and Plan and Administrative By-Laws as attached thereto, including without limitation such Unit's undivided percentage interest in the land and general common elements.

Subject, however, to all of the provisions, conditions, restrictions, options, burdens and undertakings contained in the Master Deed, the Plan and administrative By-Laws, thereunto attached and to the rules and regulations.

Subject further, to all the provisions, conditions, restrictions, burdens and undertakings contained in a certain Declaration of Covenants and Restrictions contained in the Charter of the Harpeth Trace Service Association of Record in Book 5120, page 199, and to which further reference is made in Book 5120, page 918, Register's Office for said County.

Subject further to established easements in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now established over, through or upon the property and building thereon, or to serve some or all of the units therein, and real estate taxes for the current year. Being the same property conveyed to Frank F. Ghertner, Trustee, with full power to mortgage, sell, transfer or convey without the joinder of any beneficiary, by Deed from Harpeth Glen Corp of record in BK 5386, pg 722, Register's Office for Davidson Co., TN. This conveyance is being made expressly subject to taxes for the year 1983 which are being prorated as of date hereof, payment of which is expressly assumed by the Grantees.

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WD-2

This is unimproved ( ) improved (X) property, known as 151 Harpeth Trace Dr. (House Number) (Street) Nashville, TN (P. O. Address: City or Town) 37221 (Postal Zone)

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 I do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except as herein set out.

And I, Frank F. Ghertner, Trustee do further covenant and bind myself, my successors and assigns ~~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, in so far as I, as Trustee am authorized so to do but no further or otherwise.

Witness my hand this 15th day of April, 19 83

Frank F. Ghertner, Trustee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Nel W. Hamm, a Notary Public in and for said County and State, the within named Frank F. Ghertner, Trustee

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 15th day of April, 19 83.

Nel W. Hamm, Notary Public.

NEL W. HAMM NOTARY PUBLIC AT LARGE STATE OF TENN.

Commission expires 11/21/85

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 _____.

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6305 PAGE 442

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

110000.00- CONT.
286.00 CSTAX
.50 PRFEE
6.00 MISC
CHECK 892.50-
136326/01/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12606.5

IDENTIF. REFERENCE

JUN 1 11 24 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0040758