KAGWP1 05/12/88 cw

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (JDA)
2700 First American Center
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

BOOK 7544 PAGE 781

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
Julius P. Maxwell Ruth C. Maxwell 4400 Belmont Park Terrace #252 Nashville, Tennessee 37215	Same	Map 131-07 Parcel B-252

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, Sovran Bank/Central South, successor by merger to Commerce Union Bank, Trustee, under the last will and testament of Evelyn M. Dinker, Deceased, and William S. Dinker by his attorney-in-fact, Joe Dick ("Grantors"), have bargained and sold, and by these presents do transfer and convey unto Julius P. Maxwell and wife Ruth C. Maxwell ("Grantees"), their heirs, successors and assigns, their respective one-half interest as to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Building Site No. 252 on the Plan of Arden Place, Section X, as of record in Book 5210, page 218, Register's Office for Davidson County, Tennessee, reference to which plat is hereby made for a more complete and accurate description of said property, together with one membership in Arden Place Home Owners Association, Inc., a not-for-profit corporation of the State of Tennessee, and all obligations and privileges thereunto belonging or in anywise appurtaining to said membership.

Being the same property conveyed to Evelyn M. Dinker by deed from George D. Clark, Jr. (unmarried) of record in Book 6416, page 986, said Register's Office, the said Evelyn M. Dinker having since died devised a one-half undivided interest in the above-described property to Sovran Bank/Central South, successor by merger to Commerce Union Bank, as trustee, and a one-half undivided interest to William S. Dinker under the terms of her will of record in Will Book 159, page 464, Probate Court Clerk's Office for said county.

This is improved property known as:

4400 Belmont Park Terrace #252
Nashville, Tennessee 37215

Not the usual place of residence of Grantors herein.

Said property is conveyed subject to the following matters:

1. Declaration of Covenants, Conditions, and Restrictions, including liens for Annual and Special Assessments as recorded in Book 4754, page 455, said Register's Office.

2. First Supplemental Declaration of Covenants, Conditions, and Restrictions of record in Book 4819, page 564, said Register's Office.

3. Second Supplemental Declaration of Covenants, Conditions, and Restrictions as recorded in Book 4916, page 277, said Register's Office.

4. Third Supplemental Declaration of Covenants, Conditions, and Restrictions, as recorded in Book 5019, page 942, said Register's Office.

5. Fourth Supplemental Declaration of Covenants, Conditions, and Restrictions, as recorded in Book 5091, page 66, said Register's Office.

6. Fifth Supplemental Declaration of Covenants, Conditions, and Restrictions, as recorded in Book 5129, page 120, said Register's Office.

7. Sixth Supplemental Declaration of Covenants, Conditions, and Restrictions, as recorded in Book 5163, page 384, said Register's Office

8. Seventh Supplemental Declaration of Covenants, Conditions, and Restrictions, as recorded in Book 5231, page 375, said Register's Office.

9. Eighth Supplemental Declaration of Covenants, Conditions, and Restrictions, as recorded in Book 5351, page 592, said Register's Office.

10. Ninth Supplemental Declaration of Covenants, Conditions, and Restrictions, as recorded in Book 5514, page 636, said Register's Office.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantees, their heirs, successors and assigns, forever. Grantors covenant that, subject to the matters set forth above, Grantors are lawfully seized and possessed of said land in fee simple, have good right to convey it, and that same is unencumbered.

Grantors further covenant and bind themselves and their heirs, representatives and successors, to warrant and forever defend the title to said land to Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

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

WITNESS our hands this 13th day of May 1988, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

William S. Dinker
by Joe Dick, Attorney-in-Fact

William S Dinker
by Joe Dick Attorney-in-Fact
William S. Dinker

Sovran Bank/Central South,
Trustee under the Will of
Evelyn M. Dinker

By: Joe Dick V.P. & T.O.
Joe Dick
Title: Vice President/Trust Office

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared JOE DICK, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice President/Trust Officer of Sovran Bank/Central South the within named bargainor, a national banking association, and that he as such officer executed the foregoing instrument for the purposes therein contained, by signing the name of the national banking association by himself as Vice President.

WITNESS my hand and seal, at office in Nashville, Tennessee County, Davidson, this 13th day of May, 1988.

Carol M. Walker
Notary Public

My Commission Expires:
May 13, 1989

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Publicly appeared before me, Carol M. Walker, a Notary Public, JOE DICK, 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 of William S. Dinker, and is authorized by the said William S. Dinker to execute this instrument on behalf of the said William S. Dinker.

WITNESS my hand and seal, at office, this 13th day of May, 1988.

Carol M. Walker
Notary Public

My Commission Expires:
May 13, 1989

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

3071: 1: IDENTIFICATION REFERENCE MAY 16 11 42 AM '88 FELIX Z. WILSON REGISTER DAVIDSON COUNTY TN

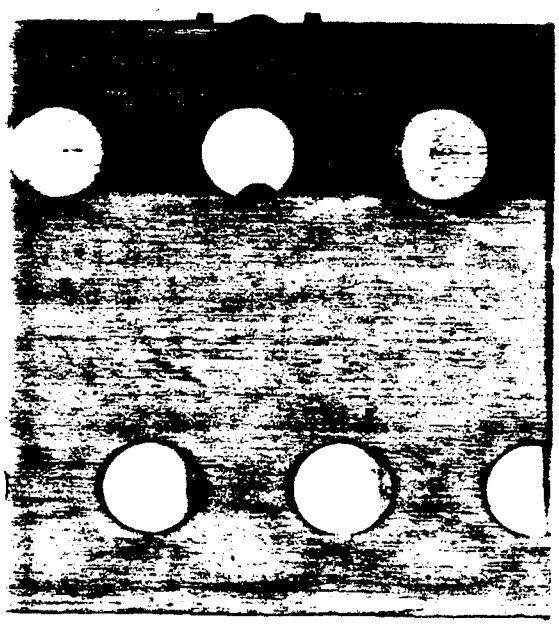
The actual consideration for this transfer or value of property conveyed (whichever is greater) is $155,000.

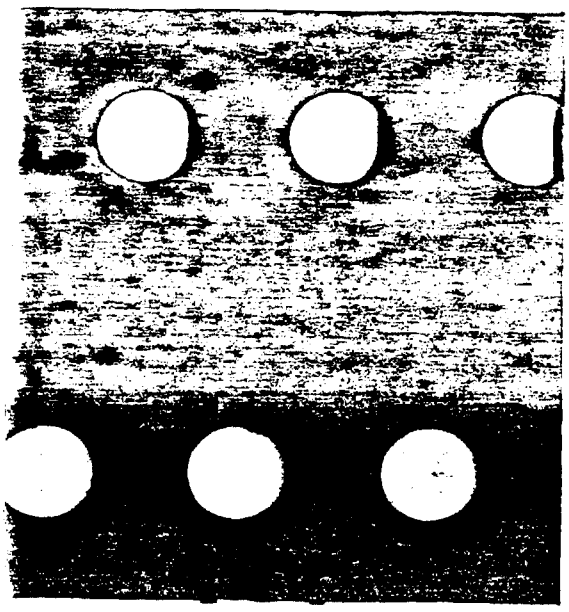
Julius P. Mayfield
Affiant

Sworn to and subscribed before me this 13th day of May, 1988.

Carol M. Walker
Notary Public

My Commission Expires:
May 13, 1989





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7544 PAGE 784

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3071.1.

IDENTIFICATION REFERENCE

MAY 16 11 42 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 91542