THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

ADDRESS NEW OWNER:

ALLEN F. GWINN ET UX
1409 LEWIS ROAD
MADISON, TN 37115

SEND TAX BILLS TO:

CHEMICAL MORTGAGE COMPANY
101 EAST TOWN STREET
COLUMBUS, OHIO 43215

MAP/PARCEL NUMBER:

MAP 51-10-D
PARCEL 112.00C0

1732 10/02 0101 03CHECK 297.43

BOOK 7951 PAGE 111

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,094.50.

Allen F. Gwinn
AFFIANT

Subscribed and sworn to me, this the 29TH day of SEPTEMBER, 1989.

Denise C. Ellis
Notary Public
My commission expires: 5-25-92

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, including a certain indebtedness from Harlan W. Roberts et ux, Judy H. Roberts, to Atlantic Coast Mortgage Company, of record in Book 7329, page 443, the liability for which the Grantees hereby expressly assume and hold Grantors harmless from same, the receipt and sufficiency of which are hereby expressly acknowledged, WE, HARLAN W. ROBERTS ET UX, JUDY H. ROBERTS, hereinafter referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said ALLEN F. GWINN ET UX, FRANCES D. GWINN, hereinafter referred to as GRANTEES, THEIR successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORS in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1409 LEWIS ROAD, MADISON, TN 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, THEIR successors, heirs and assigns forever, WE covenant that WE ARE lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

WE further covenant and bind OURSELVES and OUR heirs and representatives, to warrant and forever defend the title to said GRANTEES, THEIR successors, heirs and assigns, against the lawful claims of all persons.

WITNESS OUR HANDS this 29TH day of SEPTEMBER, 1989.

"GRANTORS"

Harlan W. Roberts
HARLAN W. ROBERTS

Judy H. Roberts
JUDY H. ROBERTS

"GRANTEES"

Allen F. Gwinn
ALLEN F. GWINN

Frances D. Gwinn
FRANCES D. GWINN

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HARLAN W. ROBERTS ET UX, JUDY H. ROBERTS, the within named bargainors, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at MADISON, Tennessee, on this the 29TH day of SEPTEMBER, 1989.

Denise C. Allis
notary public

My commission expires: 5-11-92.

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALLEN F. GWINN ET UX, FRANCES D. GWINN, the within named bargainors, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 29TH day of SEPTEMBER, 1989.

Denise C. Allis
notary public

My commission expires: 5-11-92

LAND in Davidson County, Tennessee, being Unit "A" on the Plan of Oakland Trace Condominiums, Section II, of record in Book 6200, page 558, with amended plan of record in Book 7302, page 648, Register's Office for said County.

Being Unit "A" on said Plan and described by the Master Deed establishing a Horizontal Property Regime with Respect to Oakland Trace Condominiums, Section II, as of record in Book 7111, page 295, as amended in Book 7302, page 648, Register's Office for Davidson County, Tennessee. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, co-owners and tenants of Oakland Tract Condominiums, Section II, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 7111, page 295, as amended in Book 7302, page 648, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same are though copied herein.

Being the same property conveyed to Harlan W. Roberts et ux, Judy H. Roberts, by Deed from C & T Development Company, Inc., of record in Book 7329, page 440, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. Real property taxes for 1989 and all future years.

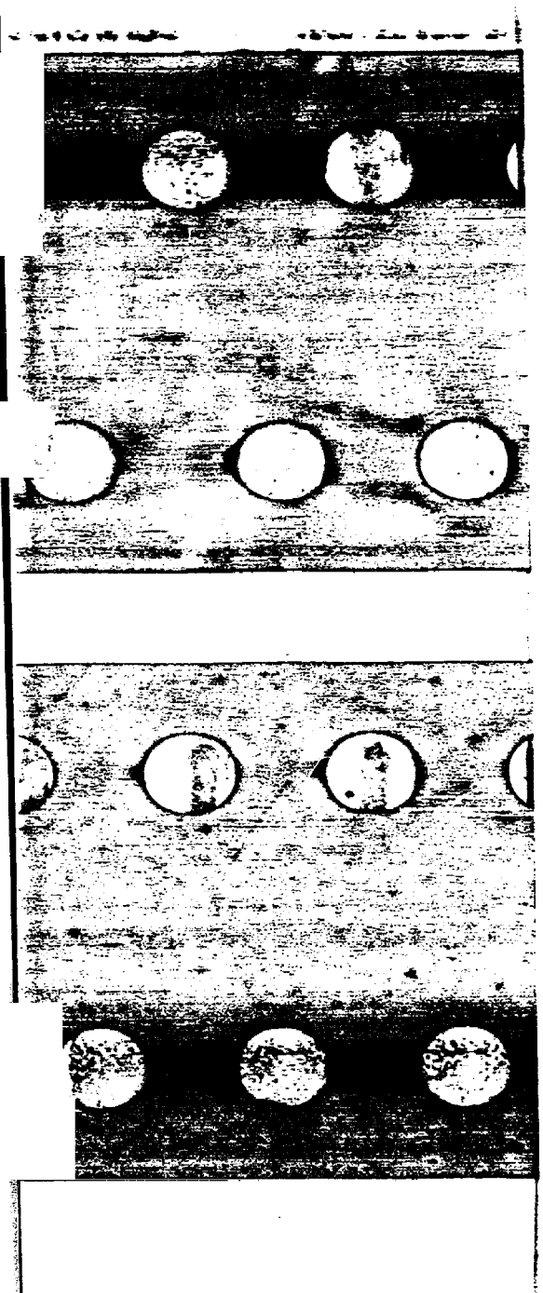
2. All of the terms, conditions and provisions of the Tennessee Horizontal Property Act, as set forth in T.C.A. §66-27-101, et seq.

3. Covenants, restrictions, easements, reservations and interest in favor of other unit owners and all sewer, water, electric, telephone and other utility easements now or hereafter established and all other terms and conditions as may be set forth in the Master Deed and By-Laws appended thereto of Oakland Trace Condominiums, Section II, of record in Book 7111, page 295, as amended in Book 7302, page 648, said Register's Office.

4. Plat of record in Book 6200, page 558, said Register's Office.

5. Deed of Trust from Harlan W. Roberts et ux, Judy H. Roberts, to D. Gene Merrill and/or Frederick E. Brooks, Trustees, of record in Book 7329, page 443, said Register's Office, to secure to Atlantic Coast Mortgage Company the payment of one note dated August 14, 1987, in the original principal amount of $80,000.00, due and payable as set forth therein.

7059
IDENTIFICATION REFERENCE
OCT 2 11 12 AM '89
DAVIDSON COUNTY, TN



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

RECEIVED OF _____

FOR _____ BOOK 7951 PAGE 114

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

CAMT 87094.50
CON TX 287.43
PRFEE 1.00
WDEED 9.00
TOTAL 297.43
CHECK 297.43

10/02/89 01 11:13 0001 1732

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7059 a

IDENTIFI REFERENCE

OCT 2 11 12 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 253951