Box 37

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Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Andrew M. Gill Charles M. Gill 2116 Hobbs Road, J-2 Nashville, TN 37215	Map 131-02-A Parcel 53.00	Sears Mortgage Corp. Suite 268 One Brentwood Commons 750 Old Hickory Blvd. Brentwood, TN 37027
This instrument prepared by: Boult, Cummings, Conners & Berry (JVT) 222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **AMELIA GAYLE HARKNESS**, unmarried (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **ANDREW M. GILL**, unmarried, and **CHARLES M. GILL**, married, as tenants in common (the "Grantees"), Grantees' heirs and assigns, a certain tract of land in Davidson County, State of Tennessee, described as follows to-wit (the "Property"):

> Being Unit No. J-2, Hobbs House Condominium Apartments, of record in Book 4595, page 74, as amended in Book 5200, page 54, Register's Office for Davidson County, Tennessee, and by Master Deed of record in Book 5289, page 515, said Register's Office.
>
> Being the same property conveyed to Amelia Gayle Harkness by deed from Elizabeth C. Owen, of record in Book 5789, page 426, Register's Office for Davidson County, Tennessee.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real property taxes for 1990, which have been prorated between the Grantor and Grantees and are assumed by the Grantees.

2. Provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and the provisions and requirements thereof: By-Laws for the administration thereof:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $53,500.00.

Affiant

Subscribed and sworn to before me this 31st day of July, 1990.

Notary Public
My Commission Expires: May 24, 1992

easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Hobbs House Condominium Apartments, of record in Book 5289, page 515, amended in Book 5292, page 958, Book 5298, page 612, and Book 7802, page 299 Register's Office for Davidson County, Tennessee, and the Bylaws appended thereto of record in Book 5289, page 558, amended in Book 6822, page 893, and Book 7824, page 974, Register's Office for Davidson County, Tennessee.

3. Rights of others in and to the common elements.

4. All matters shown on the Plan of record in Book 4595, page 74, amended in Book 5200, page 54, Register's Office for Davidson County, Tennessee.

This is improved property known as 2116 Hobbs Road, J-2, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantees, Grantees' heirs and assigns, forever.

Grantor covenants with the Grantees that the Grantor is lawfully seized and possessed of the Property in fee simple, that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, Grantees' heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned has executed this Warranty Deed this 31st day of July, 1990.

Amelia Gayle Harkness

AMELIA GAYLE HARKNESS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Juanita V. Thomason, a Notary Public in and for the State and County aforesaid, **AMELIA GAYLE HARKNESS**, with whom I am personally acquainted, who acknowledged that she executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 31st day of July, 1990.

Juanita V. Thomason
Notary Public

My commission expires: May 20, 1992

wp:jvtWDgill

46490

AUG 2 2 45 PM '90

6489 08/02 0101 03CHECK 185.55

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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

DAMT 53500.00
CON TX 176.55
PRFEE 1.00
WDEED 9.00
TOTAL 186.55
CHECK 186.55

08/02/90 01 14:48 0001 6489

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

46496

AUG 2 2 45 PM '90

No. 342960