This Instrument Prepared By:
Stokes & Bartholomew, P.A.
Suite 2800, Third National Financial Center
Nashville, Tennessee 37219

ADDRESS NEW OWNERS	SEND TAX BILLS TO:	MAP-PARCEL NO:
John R. Grace		Map 103-16C
1211 Chickering Road	Same	Parcel 207
Nashville, TN 37215		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Mary Walton Caldwell, a single person, hereinafter the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto John R. Grace and wife, Sherri L. Grace, hereinafter the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being Unit No. 207, on the Plan of Wellington Condominiums, according to the Master Deed of record in Book 5721, page 241, amended in Book 5740, page 897, in the Register's Office of Davidson County, Tennessee, and Plan of record in Book 5200, page 316, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Mary Walton Caldwell by deed from Edwin B. Raskin, Trustee of record in Book 7767, page 920, Register's Office for Davidson County, Tennessee.

This is improved property known as 4225 Harding Pike, #207, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs and assigns, forever.

GRANTOR does covenant with said GRANTEES that GRANTOR 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 follows:

1. Taxes for 1992, which have been prorated and assumed by the GRANTEE.

2. The property conveyed hereby is a condominium apartment established pursuant to all the 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 is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to 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 Wellington Arms Condominium, of record in Book 5721, page 241, instrument of correction of record in Book 5740, page 897, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto of record in Book 5721, page 288, Register's Office for Davidson County, Tennessee.

2. The Plan of record in Book 5200, page 316, said Register's Office.

3. Agreement for Dedication of Easement for sanitary sewers of record in Book 7692, page 861, said Register's Office.

And GRANTOR does further covenant and bind herself, her 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.

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

IN WITNESS WHEREOF, the GRANTOR has hereunto set her hand as of this 27th day of March, 1992.

Mary Walton Caldwell
Mary Walton Caldwell

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Mary Walton Caldwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the bargainor, and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tn, _____, this the 27th day of March, 1992.

Geneva F. Fox
Notary Public

My Commission Expires:
11-25-95

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $45,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

John Lowenskey Grace
Affiant

Sworn to and subscribed before me
this 31ST day of MARCH, 1992.

Amanda Smith
Notary Public
My Commission Expires: MY COMMISSION EXPIRES JULY 23, 1994

9. 8. 4. 1. 3.

IDENTIFICATION REFERENCE

APR 2 3 58 PM '92

FRANK L. WILSON II REGISTER
DAVIDSON COUNTY, TN

6788 04/02 0101 03CHECK 176.50

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

RECEIVED OF _____

FOR _____

BOOK 8592 PAGE 460

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 45000.00
CON TX 166.50
PRFEE 1.00
WDEED 9.00
TOTAL 176.50
CHECK 176.50

04/02/92 01 15:56 0001 6788

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9. 8. 4. 1. 3.

IDENTIFI REFERENCE

APR 2 3 56 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 517688