Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Gewin P. Minton Marguerite H. Minton 109 Colony Court Nashville, TN 37204	Gewin P. Minton Marguerite H. Minton 109 Colony Court Nashville, TN 37204	131-8C-3

This instrument prepared by: Boult, Cummings, Conners & Berry (CGF)
P.O. Box 198062, Nashville, Tennessee 37219

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, Jack C. Phillips and Juanita E. Phillips ("Grantors"), by and through their Attorney-in-Fact, Robert E. Wood ,have bargained and sold, and hereby transfer and convey to Gewin P. Minton and Marguerite H. Minton ("Grantees"), their heirs and assigns, that real property located at 109 Colony Court, Nashville, Davidson County, Tennessee 37204, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

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

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

1. Those certain minimum building setback lines, certain easements, and the Owner's Certificate shown on the

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $135,000.00.

Gewin P Minton
Affiant

Subscribed and sworn to before me this 30th day of November, 1992.

Roxanne M. Wrisher
Notary Public
My Commission Expires: 1/25/95

IDENTIFICATION REFERENCE
Dec 1 1 44 PM '92
DAVIDSON COUNTY, TN

69224

Plan of Record in Book 6250, page 116, Register's Office for Davidson County.

2. The premises herein insured 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; also 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 Colony Court Condominiums, of record in Book 6379, page 242, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto of record in Book 6379, page 273, Register's Office for Davidson County, Tennessee.

3. Exceptions to easement of record in Book 6785, page 245, said Register's Office.

4. Subject to the liens for any unpaid assessments and/or special assessments.

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

Grantors covenant with Grantees that Grantors are lawfully seized and possessed of the Property in fee simple; that Grantors have a good right to convey the Property; and that the Property is unencumbered except as set forth herein.

Grantors further covenant to warrant and forever defend the title to the Property to Grantees, their heirs and assigns against the lawful claims of all persons.

Executed this 30th day of November, 1992.

Jack C. Phillips, by and through
his Attorney-in-Fact,
Robert E. Wood

Juanita E. Phillips, by and through
her Attorney-in-Fact,
Robert E. Wood

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Roxanne M. Wright, Notary Public, Robert E. Wood, 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 Jack C. Phillips and Juanita E. Phillips, and who is authorized by Jack C. Phillips and Juanita E. Phillips to execute this instrument on behalf of Jack C. Phillips and Juanita E. Phillips.

WITNESS my hand, at office, this 30th day of November, 1992.

Roxanne M. Wright
Notary Public

My Commission Expires: 11-25-95

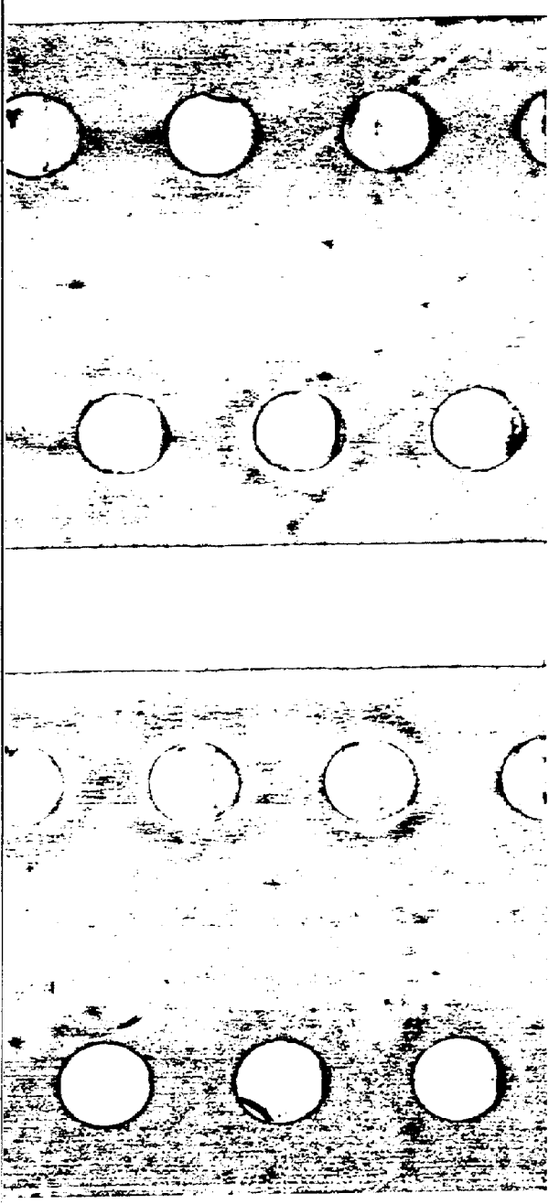
cgfdeedbw

EXHIBIT A

Land in Davidson County, Tennessee, being Unit C, together with an undivided one-eighth (1/8th) interest in the common elements of Colony Court Condominium a horizontal property regime established by Master Deed, of record in Book 6379, page 242, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed and being located upon Lot No 2 on the Plan of Colony Court of record in Plat Book 6250, page 116, Register's Office for Davidson County, Tennessee.

Being the same property conveyed Jack C. Phillips and wife, Juanita E. Phillips from Dominion Properties, a Tennessee general partnership, of record in Book 6379, page 240, Register's Office for Davidson County, Tennessee

667B 12/01 0101 03CHECK 516.50



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

RECEIVED OF 6680 12/01 0101 03CHECK ~~4.00~~

FOR

BOOK 8800 PAGE 358

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 135000.00
				CON TX 499.50
				PRFEE 1.00
				WDEED 20.00
				~~TOTAL 520.50~~
				~~CHECK 520.50~~
12/01/92	01			13:42 0001 6678

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

VOID

		~~WDEED 20.00~~
		WDEED 16.00
		~~TOTAL 4.00~~
		~~CHECK 4.00~~
12/01/92	01	13:46 0001 6680

69224

IDENTIFICATION REFERENCE

Dec 1 1 44 PM '92

DAVIDSON COUNTY, TN

TOTAL $516.50

No. 595943