WARRANTY DEED

BOOK 9145 PAGE 390

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road Suite 220
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MARIE G. DUNCAN	NEW OWNERS	Map 116-13-84
(NAME)	(NAME)	
105 Leake Avenue Unit 84		Parcel 84
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37205		F.B. 7DZ28104
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ANN STEWART ORTH, Heir at Law of Cleone Odell Stewart, Deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARIE G. DUNCAN

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Unit 84 together with parking space No. 36 on the Plan of Belle Meade Tower Condominium Apartments of record in Plat Book 4175, page 159, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Belle Meade Tower, a horizontal property regime established by Master Deed of record in Book 4469, page 530, corrected in Book 4494, page 489, amended in Book 4631, pages 407 and 410, Book 4851, page 950, and Book 5046, page 829, said Register's Office.

Being the same property conveyed to Cleone Odell Stewart by deed from Joseph Galyon Murphy, Executor of the Estate of Stella Galyon Murphy of record in Book 4717, page 57, said Register's Office. The said Cleone Odell Stewart has since died leaving Ann Stewart Orth as her only heir at law.

This conveyance is made subject to: (1) Restrictions of record in Book 4469, page 530, corrected in Book 4494, page 489, amended in Book 4631, pages 407 and 410, and in Book 4851, 950; (2) Easements of record in Book 3839, page 983, Book 4790, page 319, Book 4925, page 594; Book 1207, page 547, Book 3183, page 201;*(3) All matters appearing on the Plan of record in Book 4175, page 159, said Register's Office. **

*Book 4355, page 696, Book 6701, page 203

** By-Laws of record in Book 4469, page 549, amended in Book 5046, page 828

83541
IDENTIF. & REFERENCE

93 NOV -9 AM 9:33
FELIX Z. WILDONE REGISTER
DAVIDSON COUNTY, TN.

This is improved (XX) unimproved ( ) property, known as 105 Leake Avenue Unit 84, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 3rd day of November, 19 93

Ann Stewart Orth

ANN STEWART ORTH
HEIR AT LAW OF CLEONE ODELL STEWART, DECEASED

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANN STEWART ORTH

with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 3rd day of November, 19 93.

My commission expires 11/20/96 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 52,500.00

Ann Stewart Orth
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF November, 19 93

MY COMMISSION EXPIRES: 11/20/96
(AFFIX SEAL)

Notary Public

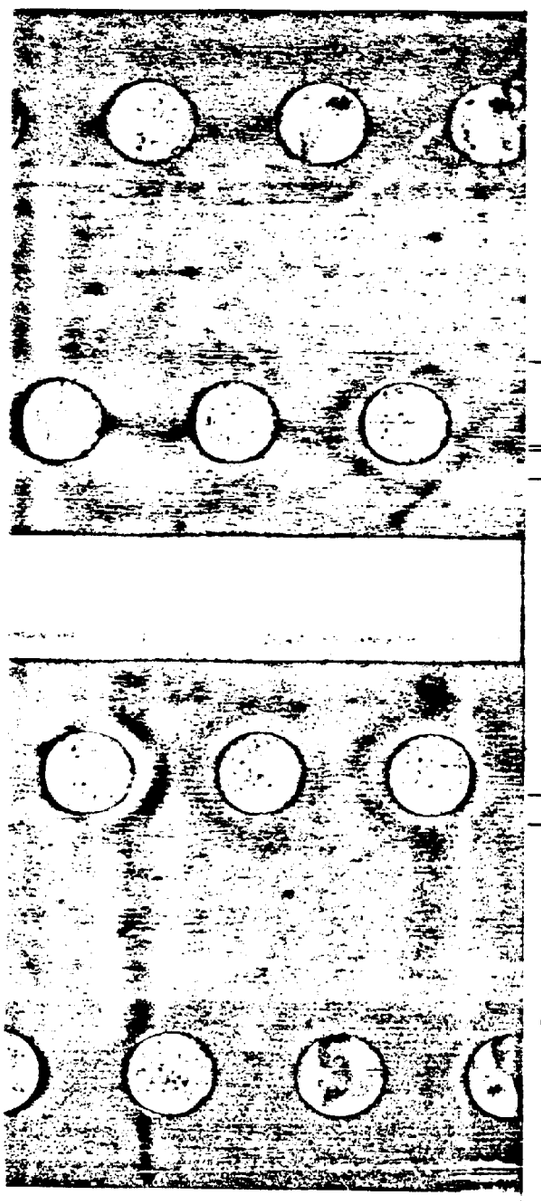
WARRANTY DEED

FROM ANN STEWART ORTH

TO MARIE G. DUNCAN

5988 11/09 0101 03CHECK 202.25

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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 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 52500.00
				CON TX 194.25
				PRFEE 1.00
				WDEED 8.00
				TOTAL 203.25
				CHECK 203.25
			11/09/93 01	09:33 0001 5988

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

83541
IDENTIF. & REFERENCE

93 NOV -9 AM 9:33
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.719799