BOOK 9329 PAGE 469

PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-5746

W & I Ref: (kd) (Title No: 35144)
Dav. Co. File: Box 8

W. D. HAGGARD, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 7/27/96

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 153750.00

Mary W. Johnston
Affiant

Sworn and subscribed before me this 29th day of April, 1994.

Notary Public

My Comm. Expires:

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
Mary W. Johnston 4215 Harding Road, #506 Nashville, Tennessee 37205	SAME	103-16B-53

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ruth Mitchell Fort, a single person,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mary W. Johnston,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 506 on the plan of Windsor Tower Condominiums, of record in Book 5200, page 71, Register's Office for said County and to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Ruth Mitchell Fort, unmarried, by deed from Windsor Tower, Inc., a Tennessee Corporation of record in Book 5328, page 446, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 5313, Page 338 and Book 8666, page 789, said Register's Office, and to the matters set forth in the referenced Condominium Plan of record and to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This instrument is executed on behalf of Ruth Mitchell Fort by James S. Frazer, III as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

IDENTIFICATION REFERENCE 44956

94 MAY -2 AM 11:34

RECEIVED
DAVIDSON COUNTY TN

0003 05/02 0101 03CHECK 577.97

This is improved property, known as: 4215 Harding Road, #506, 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 the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29th day of April, 1994.

Ruth Mitchell Fort

Ruth Mitchell Fort, By: James S. Frazer, III, Atty-In-Fact

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James S. Frazer, III**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Ruth Mitchell Fort**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 29th day of April, 1994.

Notary Public

My Commission Expires:_____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 7/27/96

EXHIBIT "A"
To
WARRANTY DEED

FROM: Ruth Mitchell Fort

TO: Mary W. Johnston

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

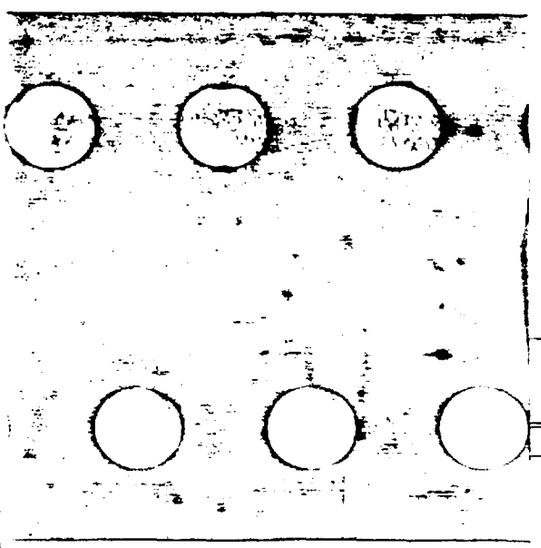
James S. Frazer, III, Affiant

Sworn to and subscribed before me this
29th day of April, 1994.

Notary Public

My Commission Expires:_____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 7/27/96



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

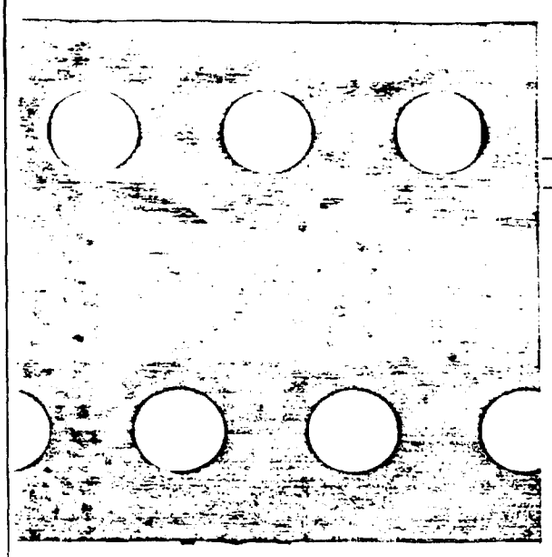
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CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO Tx - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO Tx - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

DAMT 153750.00
CON TX 568.87
PRFEE 1.00
WDEED 8.00
TOTAL 577.87
CHECK 577.87

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 0503



44956

IDENTIFICATION REFERENCE

94 MAY -2 AM 11:24

FELIX Z. WILSON, II
REGISTER
DAVIDSON CO. TENN.

No. 785598