BOOK 9340 PAGE 396

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF May, 1994.

Notary Public

MY COMMISSION EXPIRES: 7-26-97

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

RANDLE W. HILL JR. esq. 115 Public Square, Gallatin, TN. 37066

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HARRILL McGINNIS	HARRILL McGINNIS	4D 89508
(NAME)	(NAME)	
216 Jackson Trace	216 Jackson Trace	64-12A-216
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hermitage, TN. 37076	Hermitage, TN. 37076	
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF $89,500.00 CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE S AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, EUNICE Y. LEE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HARRILL McGINNIS and Wife ELIZABETH C. McGINNIS

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT: Being a certain building identified as Property Map No. 216 as shown on the Plan of Fox Run Section One (a Condominium), of record in Book 4860, Page 52, in the Register's Office for Davidson county, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Eunice Y. Lee by deed from Stanley L. Stone and Wife Julia S. Stone, of record in Book 8578, Page 228, Register's Office for Davidson county, Tennessee.

The Plan of Record in Book 4860, Page 52 Register's Office for Davidson County, Tennessee, shows an owner's certificate and certain easements. Terms, conditions, provisions, covenants, easements and rights established by and contained in the Master Deed establishing a Horizontal Property Regime of Fox Run, Section I, of record in Book 4956, Page 582, said Register's Office, and the By-Laws of the Fox Run Condominium Association of record in Book 4956, page 590, said Register's Office, and Book 4465, Page 102 said Register's Office.

Taxes for current year have been prorated and the payment of which has been assumed by the Grantees.

unimproved ( )
This is improved (X) property, known as 216 Jackson Trace, Hermitage, Tennessee 37076
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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

Witness my hand on this 10th day of May, 19 94

EUNICE Y. LEE
GRANTOR

Eunice Y. Lee

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

STATE OF TENNESSEE
Davidson County

BOOK 9340 PAGE 397

Personally appeared before me, Marjorie Brittain, a Notary Public in and for said County and State, the within named EUNICE Y. LEE

the bargainor___, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that SHE executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hermitage, Tennessee this 10th day of May, 1994.

Marjorie Brittain
Notary Public

Commission Expires 7-26-97

MARJORIE BRITTAIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires_____

WARRANTY DEED

FROM
EUNICE Y. LEE

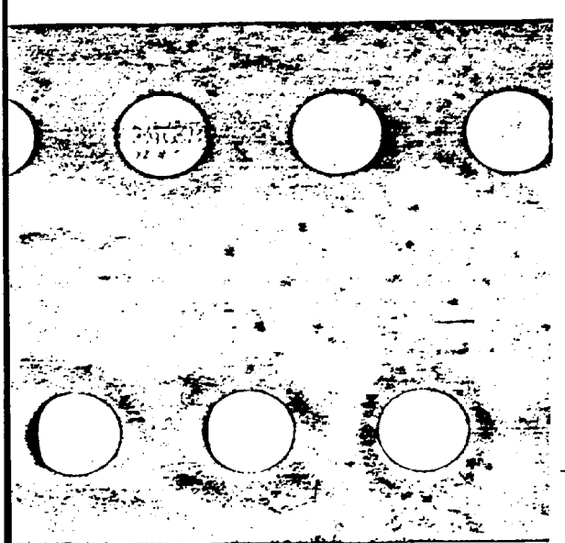
TO
HARRILL McGINNIS and Wife
ELIZABETH C. McGINNIS

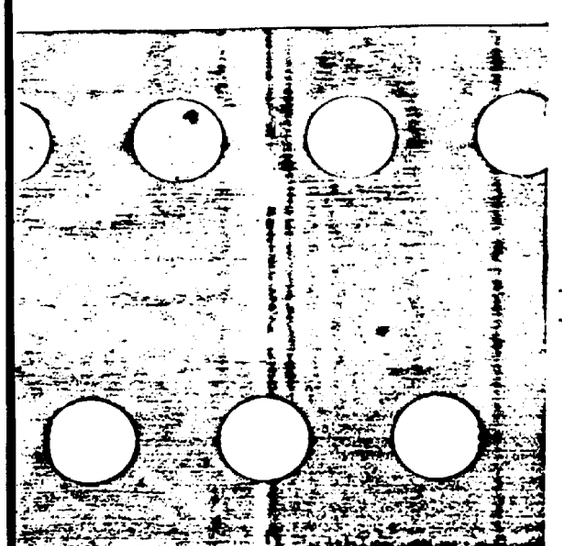
Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

94 MAY 10 PM 1:23
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
48533

4402 05/10 0101 03CHECK 340.15





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

RECEIVED OF _____

FOR _____

BOOK 9340 PAGE 398

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 89500.00
CON TX 331.15
PRFEE 1.00
WDEED 8.00
TOTAL 340.15
CHECK 340.15

05/10/94 01 13:23 0001 4402

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

48533
IDENTIF. ↑ REFERENCE

94 MAY 10 PM 1:23
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 789449