THIS INSTRUMENT PREPARED BY:
HEISKELL, DONELSON, BEARMAN,
ADAMS, WILLIAMS & CALDWELL (FRH)
A Professional Corporation
Suite 600, 511 Union Street
Nashville, Tennessee 37219

Box #23

FROM: **JOHN M. HILL, EXECUTOR OF THE ESTATE OF MARGARET M. HILL, DECEASED** **("GRANTOR")**

TO: **MAY BUNTIN HILL** **("GRANTEE")**

ADDRESS NEW OWNER AS FOLLOWS:
May Buntin Hill
Apartment 56, 105 Leake Avenue
Nashville, Tennessee 37205

SEND TAX BILLS TO:
May Buntin Hill
Apartment 56, 105 Leake Avenue
Nashville, Tennessee 37205

MAP AND PARCEL NUMBERS: 116-13-C-56 and 116-13-C-57

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, John M. Hill, Executor of the Estate of Margaret M. Hill, deceased, have bargained and sold, and by these presents do hereby transfer and convey unto May Buntin Hill, her heirs and assigns, certain condominium apartments in Davidson County, Tennessee, described as follows, to-wit:

CONDOMINIUM I

A certain condominium apartment in Davidson County, Tennessee. Apartment No. 56 in Belle Meade Tower, a horizontal property regime located at 105 Leake Avenue in Nashville, Davidson County, Tennessee, as shown on the plat of Belle Meade Tower, recorded in Book 4175, page 159, of the Register's Office of Davidson County, Tennessee, and described in a Master Deed, recorded in Book 4469, page 530, and the Bylaws appended thereto of record in Book 4469, page 549 as amended by a deed of correction relating to the Master Deed of record in Book 4494, page 489, and further amended by instrument of record in Book 4631, page 407, Book 4631, page 410, Book 4851, page 950, and in Book 5046, page 828, of the Register's Office of Davidson County, Tennessee to which reference is hereby made. Parking Space No. 38 in the garage attached to the building of Belle Meade Tower is a limited common element for the exclusive use of the co-owner of said apartment. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of Belle Meade Tower contained in the Master Deed, and the Bylaws appended thereto, recorded in Book 4469, page 530 of the Register's Office of Davidson County, Tennessee are incorporated in this deed by reference and made a part hereof the same as though copied herein.

CONDOMINIUM II

A certain condominium apartment in Davidson County, Tennessee. Apartment No. 57 in Belle Meade Tower, a horizontal property regime located at 105 Leake Avenue in Nashville, Davidson County, Tennessee, as shown on the plat of Belle Meade Tower, recorded in Book 4175, page 159, of the Register's Office of Davidson County, Tennessee, and described in a Master Deed, recorded in Book 4469, page 530, and the Bylaws appended thereto of record in Book 4469, page 549 as amended by a deed of correction relating to the Master Deed of record in Book 4494, page 489, and further amended by instrument of record in Book 4631, page 407, Book

4631, page 410, Book 4851, page 950, and in Book 5046, page 828, of the Register's Office of Davidson County, Tennessee, to which reference is here made. Parking Space No. 62 in the garage attached to the building of Belle Meade Tower is a limited common element for the exclusive use of the co-owner of said apartment.

Being the same property conveyed to John A. Hill and wife, Margaret M. Hill by deed from Hospital Corporation of America of record in Book 5144, page 183, Register's Office for Davidson County, Tennessee and to John A. Hill and wife, Margaret M. Hill by deed from Louise Ake Coats of record in Book 5257, page 916, Register's Office for Davidson County, Tennessee. John A. Hill predeceased Margaret M. Hill and Margaret M. Hill has since died. The Will of Margaret M. Hill of record in Will Book 190, page 247, Davidson County Probate Court Clerk's Office appoints John M. Hill as Executor with full power to sell the subject property.

This is improved property known as Belle Meade Tower, Apartments 56 and 57, 105 Leake Avenue, Nashville, Tennessee 37205. The descriptions herein are the same as set forth in said GRANTOR's deeds.

The land conveyed is subject to the following additional matters:

1. Easement granted by H.B. Alexander and wife, to America Telephone & Telegraph Company for telephone line and for trimming trees, of record in Book 1207, page 547, Register's Office for Davidson County, Tennessee.

2. A building clearance easement of two feet in width was granted A.J. Reich, et ux their heirs and assigns by instrument of record in Book 3181, page 201, Register's Office for Davidson County, Tennessee.

3. Easements for Sanitary sewer and storm drainage improvements were granted Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 3839, page 983, Register's Office for Davidson County, Tennessee.

4. Permanent and temporary easements for the construction of bridge and channel changes were granted Metropolitan Government of Nashville and Davidson County, Tennessee, as more particularly set forth in an instrument of record in Book 4355, page 696, Register's Office for Davidson County, Tennessee.

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

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, her heirs and assigns, forever.

And GRANTOR does covenant with the said GRANTEE that he as Executor under the Will of Margaret M. Hill is lawfully seized and possessed of said land in fee simple; has a good right to convey it under a power of sale pursuant to the Will of Margaret M. Hill, and the same is unencumbered, except for the matters recited hereinabove and 1994 real property taxes, which have been prorated between the parties and which shall be paid by GRANTEE before delinquent.

And GRANTOR in his capacity of Executor only, does hereby convey unto GRANTEE, her heirs and assigns, all his interest in the property described above and warrants only against the lawful claims of all persons claiming the same by, through or under him, but not further or otherwise.

WITNESS my hand this 15 day of August, 1994.

ESTATE OF MARGARET M. HILL

By: _____
John M. Hill, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Kay E. Midgett, a Notary Public in and for said State and County, **John M. Hill, Executor of the Estate of Margaret M. Hill, deceased,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, on this 15th day of August, 1994.

Kay E. Midgett
Notary Public

KAY E. MIDGETT NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

10-1-94

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

AFFIANT

Subscribed and sworn to before me, this 15th day of August, 1994.

Kay E. Midgett
NOTARY PUBLIC

KAY E. MIDGETT NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 10-1-94

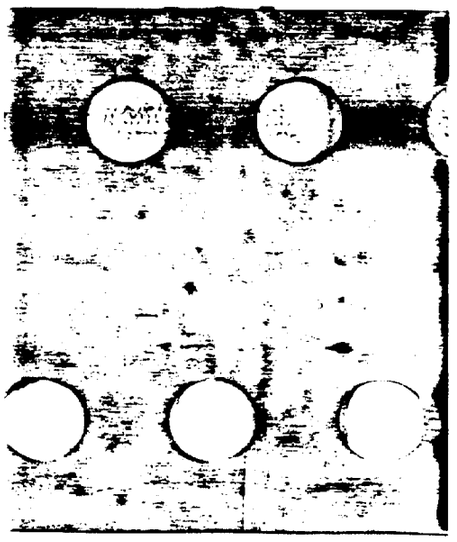
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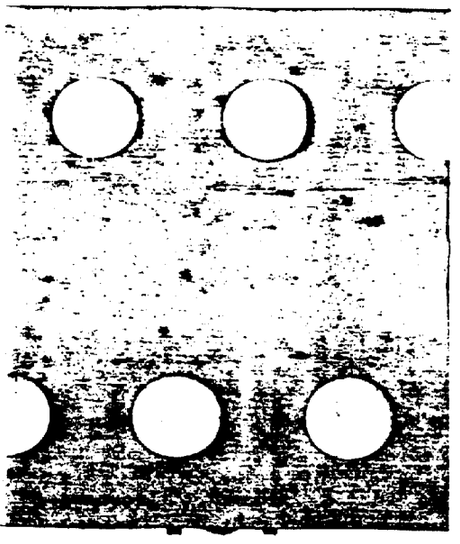
IDENTIF. & REFERENCE

94 AUG 15 PM 1:12

REGISTER
DAVIDSON COUNTY, TN.

3151 08/15 0101 03CHECK 938.00





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

RECEIVED OF _____

FOR _____

BOOK 9437 PAGE 135

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
250000.00
CON TX 925.00
PRFEE 1.00
WDEED 12.00
TOTAL 938.00
CHECK 938.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/15/94 01 13:12 0001 8151

81401
IDENTIF. ↑ REFERENCE

94 AUG 15 PM 1:12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 824614