BK 9719 PG 725

This instrument prepared by:
SHERRARD & ROE (TJS)
424 Church Street, Suite 2000
Nashville, Tennessee 37219

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Nos.
Earl Miller Brendan Wyatt 6937 Highland Park Drive Nashville, Tennessee 37205	Same	Map 143-3B Parcel 52

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, G. Frederick Dettwiller d/b/a GFD Realty, a sole proprietorship, and his wife, Kathryn Dettwiller (hereinafter referred to as the "Grantors"), do hereby, transfer and convey unto Earl Miller Brendan Wyatt, a single man (hereinafter referred to as the "Grantee"), certain real estate being a tract or parcel of land in the County of Davidson, State of Tennessee (hereinafter referred to as the "Property"), and more particularly described as follows:

See Exhibit "A" attached.

TO HAVE AND TO HOLD said real property with the appurtenances, estate, title, and interest thereto belonging to the said Grantees, and the Grantees' heirs, successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of the real estate in fee simple, has a good right to convey it and that the same is unencumbered, except for the following Permitted Exceptions:

1. Taxes for 1995 and subsequent years.
2. Subject to applicable zoning and building requirements and all visible easements and encroachments.
3. All matters shown on the Plan of record in Plat Book 4675, page 64, Register's Office for Davidson County, Tennessee.
4. This is a condominium apartment established pursuant to 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, and is subject to the provisions and requirements thereof; and is 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 thereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitation all conditions, covenants,

restrictions, options, burdens, liens, assessments and other undertakings contained in the Master Deed of Harpeth Glen Condominium of record in Book 4546, page 658, Register's Office for Davidson County, Tennessee, as amended in Book 4630, page 504, and Book 4775, page 384, said Register's Office; and the By-laws of record in Book 5583, page 756, as amended in Book 5720, page 447, said Register's Office.

Excepting only the Permitted Exceptions, Grantors further covenant and bind themselves, and their heirs, successors and assigns, to warrant and forever defend the title to the Property to the Grantee and to the Grantee's heirs, successors, and assigns against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, GRANTORS have caused this instrument to be executed, on the 27 day of July, 1995.

G. Frederick Dettwiller

Kathryn Dettwiller

G. Frederick Dettwiller d/b/a GFD Realty

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Rita McQuerry, a Notary Public in and for the County and State aforesaid, personally appeared G. FREDERICK DETTWILLER and wife, KATHRYN DETTWILLER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) the within named bargainor, and who further acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 27 day of June 1995.

Rita McQuerry
Notary Public

My Commission Expires:
1-25-97

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me Rita McGuffey, a Notary Public in and for the County and State aforesaid, personally appeared G. FREDERICK DETTWILLER d/b/a GFD Realty, a sole proprietorship, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) the within named bargainor, and who further acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 27 day of June 1995.

Rita D. McGuffey
Notary Public

My Commission Expires:
7-25-97

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer of property is $88,500.00 and no other monetary consideration.

AFFIANT

Sworn to and subscribed before me this 28 day of June, 1995.

Rita D. McGuffey
Notary Public

My Commission Expires:
7-25-97

344.45

EXHIBIT "A"

A certain condominium apartment in Davidson County, Tennessee, Unit 6957, (also known as Unit No. 52), in a Horizontal Property Regime, which is located on the Plan of Harpeth Glen Condominium, Phase III, of record in Book 4675, page 64, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description of said unit.

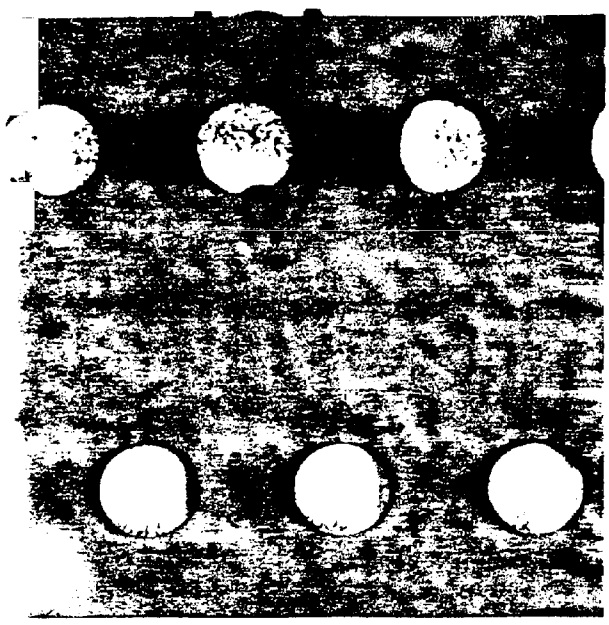
Being the same property conveyed to G F D Realty by Warranty Deed from Patricia H. White, of record in Book 6965, page 109, Register's Office for Davidson County, Tennessee.

0075631

IDENTIF. & REFERENCE

95 JUL -3 AM 11:23

REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

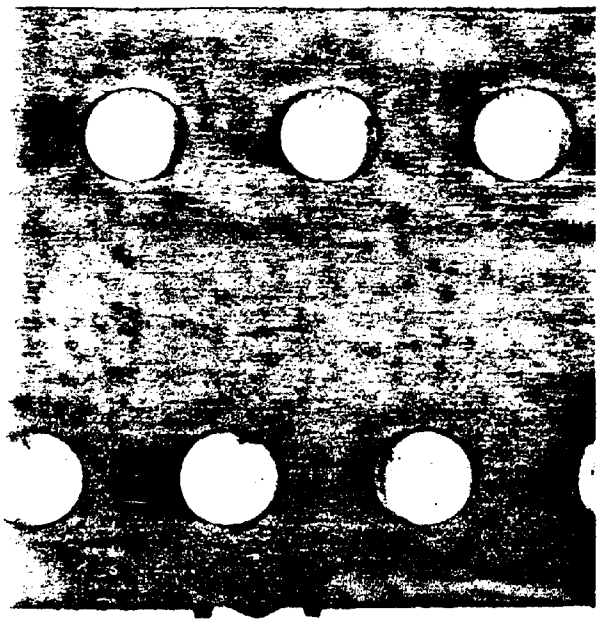
RECEIVED OF _____

FOR _____

BOOK 9719 PG 729

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 88500.00
CON TX 327.45
PRFEE 1.00
WDEED 16.00
TOTAL 344.45
CHECK 344.45
07/03/95 01 11:26 0001 7357

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00756311
IDENTIF. # REFERENCE

95 JUL -3 AM 11:23
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 926515