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THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $107,500.00.

Bettylyn McKinney-Minton
Affiant

Subscribed and sworn to before me, this 31st day of July, 1995.

Betty K. Ehrlich
Notary Public

My Commission Expires: 9/21/96

Address New Owner As Follows:
Bettylyn McKinney-Minton
125 Harpeth Trace Drive
Nashville, TN 37221

Send Tax Bills To:
SAME

Map-Parcel Number:
143-03-0 D 125.00
9DZ 72813

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANNELLE M. CLARK, as surviving tenant by the entirety,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **BETTYLYN MCKINNEY-MINTON,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A certain condominium apartment in Davidson County, Tennessee, being described as follows, to-wit:

Unit No. 125 in a Horizontal property Regime located on the Plan of Harpeth Trace Condominiums, of record in Book 5050, page 47, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Frank R. Clark, Jr., and wife, Annelle M. Clark by deed from Harvey C. Fennell and wife, Nancy Price Fennell, of record in Book 6171, page 57, Register's Office for Davidson County, Tennessee; the said Frank R. Clark, Jr., having since died.

This conveyance is made subject to:

1. 1995 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees

to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Easement to David L. Pollack for ingress and egress described in Book 4734, page 901, Register's Office for Davidson County, Tennessee.

3. Agreement for dedication of easement for access roads, reservoir and pumping station site, water mains and appurtenances granted Metro Government of record in Book 5099, page 733, Register's Office for said County.

4. Master Deed and By-Laws establishing Harpeth Trace Condominiums together with certain covenants and restrictions of record in Book 5116, page 751, Register's Office for said County.

5. Charter establishing Harpeth Trace Services Association of record in Book 5120, page 199, Register's Office for said County.

6. Declaration of Covenants and Restrictions for Harpeth Services Association (but referred to as Harpeth Trace Homeowners Association), of record in Book 5120, page 918, Register's Office for said County.

7. Matters shown on the Plan of record in Book 5050, page 47, Register's Office for said County.

8. Easements reserved in Deed of record in Book 3930, page 192, Register's Office for said County for Joseph Martin, Sr., Trustee to Davidson Road Corporation.

9. Easement for sanitary sewers and/or storm drainage of record in Book 4889, page 192, Register's Office for said County.

10. Agreements for dedication of easement for water mains and appurtenances of record in Book 5142, page 690, Register's Office for said County and Book 5142, page 694, Register's Office for Davidson County, Tennessee.

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

This is improved property known as 125 Harpeth Trace Drive, Nashville, TN 37221.

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 covenants with the said Grantee that I am 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 further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 28th day of July, 1995.

Annelle M. Clark

Annelle M. Clark

By: Richard E. Beaty

Richard E. Beaty, Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RICHARD E. BEATY,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact** 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 28th day of July, 1995.

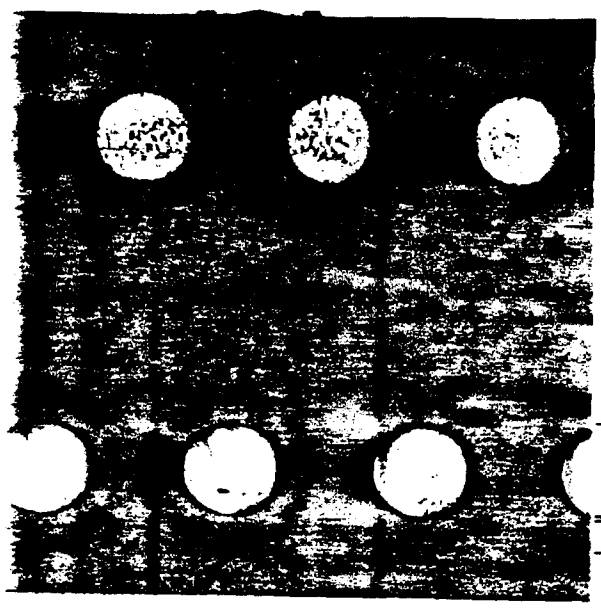
Notary Public

My Commission Expires: 5/23/98

0085558
IDENTIF. & REFERENCE

95 AUG -3 AM 9:58
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

3189 08/03 0101 03CHECK 410.75



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

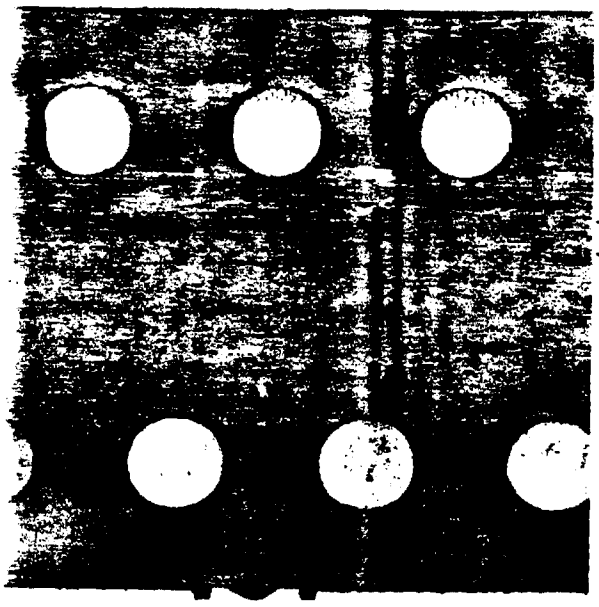
RECEIVED OF _____

FOR _____

BOOK 9750 PG 845

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 107500.00
CON TX 397.75
PRFEE 1.00
WDEED 12.00
CHECK 410.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/03/95 01 09:59 0001 8189

0085558
IDENTIF. ↑ REFERENCE

95 AUG -3 AM 9:58
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 937219