BK 9846 PG 655 RETURN TO BOX #23

THIS INSTRUMENT PREPARED BY:
BAKER, DONELSON, BEARMAN
& CALDWELL (RDB)
A Professional Corporation
Suite 1700, 511 Union Street
Nashville, Tennessee 37219

FROM: Jane McQuiddy Longhurst
and Richard D. Bird, Trustee ("GRANTORS")

TO: Robert H. Chilton, III and wife,
Pamela Jeanne Chilton ("GRANTEES")

ADDRESS NEW OWNER:
Mr. and Mrs. Robert H. Chilton, III
101 Hanover Square
Nashville, TN 37215

SEND TAX BILLS: SAME

MAP AND PARCEL NUMBER: 117-1-E-3

WARRANTY DEED 3593 11/01 0101 03CHECK 1301.50

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, Jane McQuiddy Longhurst (unmarried), as life tenant, and Richard D. Bird, Trustee of the Longhurst Credit Shelter Trust, as holder of the remainder interest, pursuant to the Will of Robert R. Longhurst, III, deceased, have bargained and sold, and by these presents do transfer and convey unto Robert H. Chilton, III and wife, Pamela Jeanne Chilton, their heirs and assigns, all of our interest in and to 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. 2 on the Plan of Hanover Square Condominiums, of record in Book 5200, page 134 and in Book 5210, page 255, Register's Office for said County, to which reference is hereby made for a more complete and accurate legal description.
>
> The above description is identical to that contained in the prior deed of record on this property.
>
> This conveyance is made subject to: (a) property taxes for 1995 which have been prorated between the parties and paid at closing; (b) Master Deed and Bylaws of record in Book 5380, page 164, amended in Book 5565, page 948; and (c) easements and matters set forth hereinbelow.
>
> Being the same property conveyed to Robert R. Longhurst, III and wife, Lillian Longhurst, by Deed from Evelyn M. Dinker, not married, of record in Book 6548, page 540, Register's Office for Davidson County, Tennessee. Lillian Longhurst died April 16, 1989. Robert R. Longhurst, III, died on May 6, 1994. His Last Will and Testament is of record in Will Book 190, page

599, Davidson County Probate Clerk's Office. Pursuant to this Will, his wife, Jane McQuiddy Longhurst, was devised a life estate with the remainder in fee simple to Richard D. Bird, Trustee of the Longhurst Credit Shelter Trust.

This is improved property known as 101 Hanover Square, Nashville, Tennessee 37215.

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 GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except for:

1. Matters shown on the Plan of record in Book 5200, page 134, and of record in Book 5210, page 255, said Register's Office.

2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5287, page 944 and of record in Book 5287, page 947, said Register's Office; and

3. Fence and Patio Easement of record in Book 5526, page 170, said Register's Office.

4. Driveway Easement of record in Book 5526, page 175, said Register's Office.

5. Conditional Exclusive Use Easement of record in Book 5565, page 956, said Register's Office.

6. The premises herein is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, 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 hereafter established over, through or upon the land embracing the regime and buildings thereof; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Hanover Square Residential Condominiums, of record in Book 5380, page 164, as amended of record in Book 5565, page 948, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto of record in Book 5380, page 202, said Register's Office.

7. Subject to the liens of any unpaid assessments and/or special assessments.

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

And GRANTORS, in their respective capacities as life tenant and Trustee, but not further or otherwise, do further covenant and bind themselves, their heirs, successors and assigns, 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 claiming by or through them in such capacities.

Frances Longhurst Bricken, Robert Russell Longhurst, IV, Margaret Beth Longhurst and Steven Ford Longhurst, beneficiaries of the Longhurst Credit Shelter Trust established by the Last Will and Testament of Robert R. Longhurst, III, hereby join in and execute this Warranty Deed for the purpose of acknowledging their consent and approval to this sale and transfer to GRANTEES.

WITNESS our hands on the day and date set forth opposite our respective names.

GRANTORS:

Date: 10-24-95

Jane McQuiddy Longhurst

Date: 10/31/95

Richard D. Bird, Trustee of
Longhurst Credit Shelter Trust

BENEFICIARIES OF THE LONGHURST CREDIT SHELTER TRUST:

Date: October 28, 1995

Robert Russell Longhurst, IV

Date: 10/28/95

Steven Ford Longhurst

Date: October 28, 1995

Frances Longhurst Bricken

Date; October 28, 1995

Margaret Beth Longhurst

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Ruth Dixie Carothers, a Notary Public in and for said County and State, the within named, Jane McQuiddy Longhurst, the within named bargainor, with whom I am personally acquainted, or who 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 Nashville, Tennessee, this 24th day of October, 1995.

Ruth Dixie Carothers
NOTARY PUBLIC

My Commission Expires: 11-25-98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Diane W. Eakin, a Notary Public in and for said County and State, the within named, Robert Russell Longhurst, IV, the within named bargainor, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 28th day of October, 1995.

Diane W. Eakin
NOTARY PUBLIC

My Commission Expires: May 25, 1996

STATE OF Tennessee)
COUNTY OF Dnidson)

Personally appeared before me, Diane W. Eakin, a Notary Public in and for said County and State, the within named, Steven Ford Longhurst, the within named bargainor, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 28th day of October, 1995.

Diane W. Eakin
NOTARY PUBLIC

My Commission Expires: May 25, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Diane W. Eakin, a Notary Public in and for said County and State, the within named, Frances Longhurst Bricken, the within named bargainor, with whom I am personally acquainted, or who 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 Nashville, Tennessee, this 28th day of October, 1995.

Diane W. Eakin
NOTARY PUBLIC

My Commission Expires: May 25, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Diane W Eakin, a Notary Public in and for said County and State, the within named, Margaret Beth Longhurst, the within named bargainor, with whom I am personally acquainted, or who 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 Nashville, Tennessee, this 28th day of October, 1995.

Diane W. Eakin
NOTARY PUBLIC

My Commission Expires: May 25, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Ruth Anne Carruthers, a Notary Public in and for said County and State, the within named, Richard D. Bird, Trustee of the Longhurst Credit Shelter Trust, the within named bargainor, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 31st day of October, 1995.

Ruth Anne Carruthers
NOTARY PUBLIC

My Commission Expires: 11-28-98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $345,000.00.

AFFIANT

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

NOTARY PUBLIC

My Commission Expires: 11-28-98

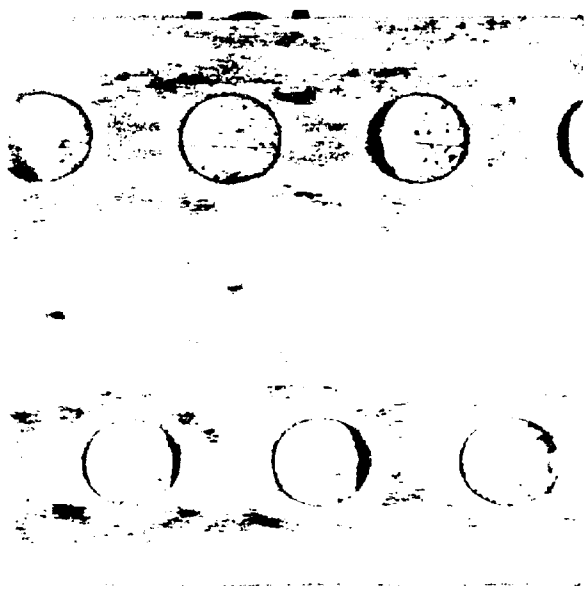
RUTH NOTARY PUBLIC AT LARGE

0118550

RECEIVED FOR REFERENCE

95 NOV -1 PM 3:51

DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

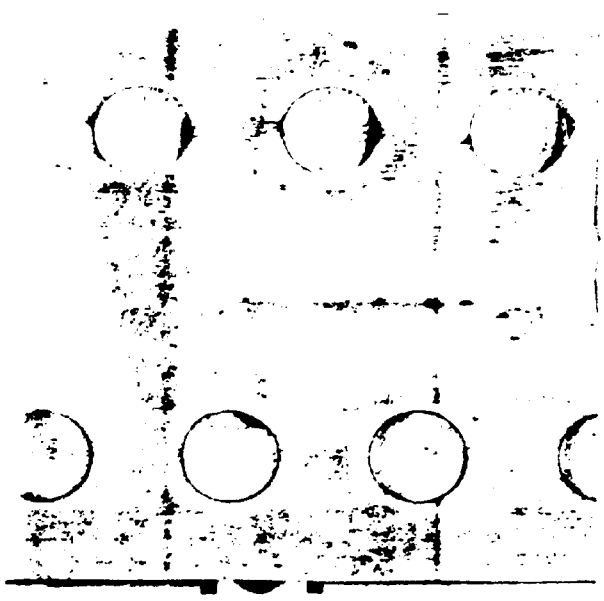
RECEIVED OF _____

FOR _____

BOOK 9846PG661

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
345000.00
CON TX 1276.50
PRFEE 1.00
WDEED 24.00
TOTAL 1301.50
CHECK 1301.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/01/95 01 15:53 0001 3593

0113550

INSTRUMENT REFERENCE

95 NOV -1 PM 3:51

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 972231