File Box 9-B
First Title and Escrow Company, Inc.

WARRANTY DEED

BOOK 9923 PG 639

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

#13605

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JAMES B. GRIMES (NAME)	CAPITAL BANK & TRUST CO. (NAME)	143-3-D
124 Harpeth Trace Drive (STREET ADDRESS OR ROUTE NUMBER)	1820 West End Avenue (STREET ADDRESS)	124
Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37203 (CITY) (STATE) (ZIP)	9DZ72812

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, TED FELDMAN, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES B. GRIMES, unmarried and VIRGINIA B. GRIMES, unmarried, as joint tenants with the right of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 124, together with the appurtenant interest in the common elements of Harpeth Trace Condominiums, a horizontal property regime established by Master Deed and By-Laws, of record in Book 5116, page 751, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed and being further shown on the Revised Plan Harpeth Trace Highrise Condominium Apartments of record in Plat Book 5050, page 47, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ted Feldman by quitclaim deed from Feldman Family, L.P. of record in Book 9923, page 637, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1996 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 5120, page 918, corrected in Book 5182, page 767, amended in book 5182, page 769; (3) By-Laws of record in Book 5116, page 791; (4) Charter of record in Book 5120, page 199, amended in Book 6556, page 693, Book 8052, page 512; (5) Covenants, Conditions, Restrictions and Agreements of record in Book 5116, page 751; (6) Easements of record in Book 4889, page 192, Book 5099, page 783, Book 5142, page 690, Book 5142, page 694, Book 4734, page 901, Book 3930, page 192, and in Book 5099, page 783; and (7) All matters appearing on the Plan of record in Plat Book 5050, page 47, said Register's Office.

Sylvia R. Feldman, spouse of Ted Feldman, joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property virtue of her marriage to the said Ted Feldman.

unimproved ( )
This is improved (XX) property, known as 124 Harpeth Trace Drive, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 12th day of January, 19 96

Ted Feldman
TED FELDMAN

Sylvia R. Feldman
SYLVIA R. FELDMAN

BOOK 9923 PG 640

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TED FELDMAN with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office, this 12th day of January 19 96.

My commission expires My Commission Expires March 23, 1996 Notary Public Frances L. Coale

FRANCES L. COALE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ 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 _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SYLVIA R. FELDMAN, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 12th day of January, 1996.

My Commission Expires March 23, 1996

Frances L. Coale
NOTARY PUBLIC

My Commission Expires: _____

FRANCES L. COALE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 105,000.00

James B. Grimes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF January 19 96

MY COMMISSION EXPIRES: 11-28-98 (AFFIX SEAL) Notary Public

FRANCES L. COALE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

0142799

IDENTIFICATION REFERENCE

WARRANTY DEED

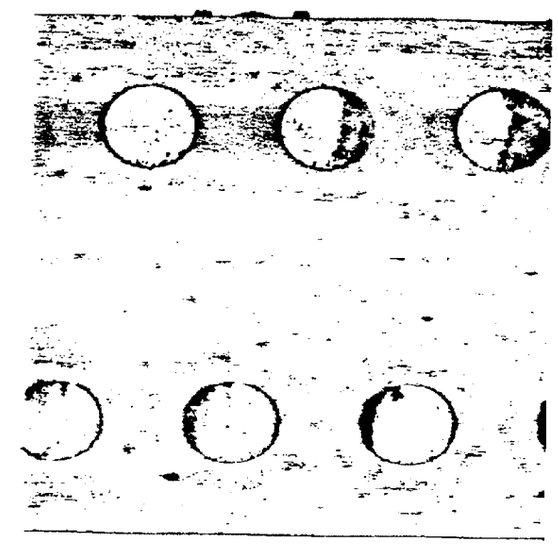
95 JAN 22 PM 1:16 DAVIDSON COUNTY, TN.

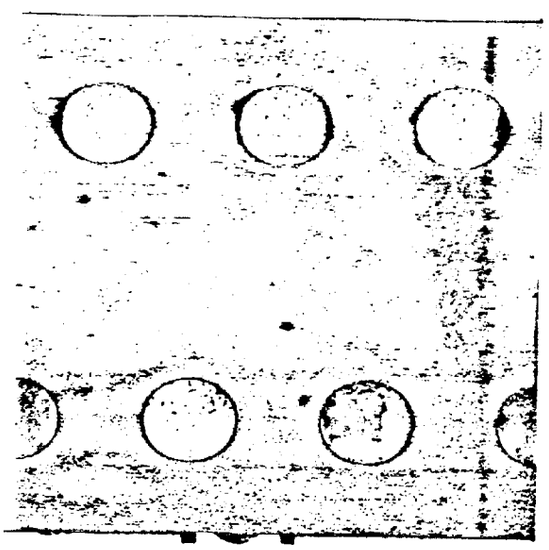
FROM TED FELDMAN

TO JAMES B. GRIMES

$97.50 0.00 22/01 0.00 TAX 0.00

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





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

RECEIVED OF _____

FOR _____

BOOK 9923 PG 641

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
105000.00
CON TX 388.50
PRFEE 1.00
MDEED 8.00
TOTAL 397.50
CHECK 397.50
01/22/98 01 10:28 0001 7870

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01142799
IDENTIF. & REFERENCE

98 JAN 22 AM 10:26
DAVIDSON COUNTY, TN

No. 998156