BK/10070 PG 53

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (mn) Title No: 37866
Dav. Co. File: Box 8

96 JUN -3 AM 11:18

REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
0187878

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Lynda Phillips Madson Johan A. Madson 4405 Charleston Place Circle Nashville, Tennessee 37215	SAME

TAX MAP-PARCEL NUMBERS: 130-8-B-13

WARRANTY DEED

B219 06/03 0101 03CHECK 1034.64

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Artis P. Truett, III and spouse, Allison H. Truett,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Lynda Phillips Madson and spouse, Johan A. Madson,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A condominium apartment in Davidson County, Tennessee, being Unit No. 3, Lot 7 of Charleston Place, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 6200, page 81, Register's Office for said County to which source reference is hereby made for more complete details of description together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

BEING the same property conveyed to Artis P. Truett, III and Sydney Allison Hulse, both unmarried persons, as joint tenants with rights of survivorship by deed from Mervyn B. Forman, a single person of record in Book 9453, page 3, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 5965, Page 880, Book 6071, page 499 and Book 6336, page 878, said Register's Office, and to the matters set forth in the referenced Condominium Plan of record.
This is improved property, known as: 4405 Charleston Place Circle, 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee,

Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of May, 1996.

Artis P. Truett, III **Allison H. Truett**

State of Tennessee
County of Davidson

On this 31st day of May, 1996, before me the undersigned authority, personally appeared **Artis P. Truett, III** and **Allison H. Truett**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 277200.00

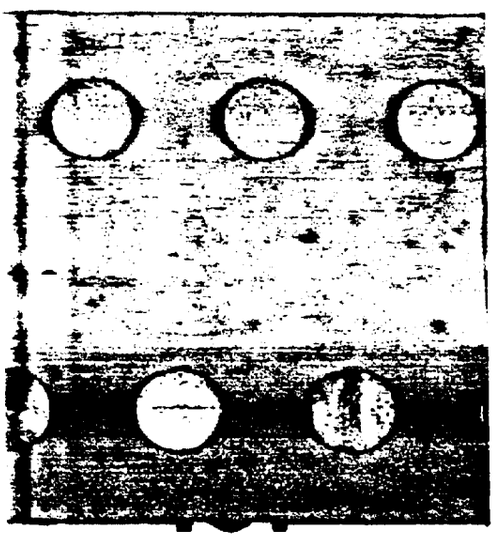
Affiant

Sworn and subscribed before me on the 31st day of May, 1996.

Notary Public

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99





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

RECEIVED OF _____

FOR _____

BOOK 10070 PG 55

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	
	277200.00
CON TX	1025.64
PRFEE	1.00
WDEED	8.00
TOTAL	1034.64
CHECK	1034.64

06/03/96 01 11:22 0001 3219

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0187878
IDENTIF. ↑ REFERENCE

96 JUN -3 AM 11:18
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1046110