BOOK 10126 PG 662

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: (cmw) Title No: 37999
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
J. Craig Oxford, Trustee 4215 Harding Pike, #506 Nashville, TN 37205	SAME

TAX MAP-PARCEL NUMBERS: 103-16-B-53 07DA 79362

WARRANTY DEED

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 **Charles M. Weston and Fred M. Weston, Sr., Co-Executors of the Estate of Mary W. Johnston,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **J. Craig Oxford, Trustee of the J. Craig Oxford Revocable Living Trust,** 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. 506 of Windsor Tower Condominium Apartments, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the plan to the Master Deed of record in Book 5200, page 71, 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 Mary W. Johnston by deed from Ruth Mitchell Fort, a single person, of record in Book 9329, page 469, Register's Office for said County. Mary W. Johnston has since died, testate. By will of record in Will Book 204, page 661, Probate Court Clerk's Office for Davidson County, Tennessee, the said Mary W. Johnston empowered Charles M. Weston and Fred M. Weston as co-executors to convey subject property. Letters Testamentary to Charles M. Weston and Fred M. Weston are of record in Minute Book 404, page 699 said Probate Court Clerk's Office.

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 5313, Page 338 and amended in Book 8666, page 789, said Register's Office, and to the matters set forth in the referenced Condominium Plan of record.

The undersigned Daniel Webster Johnston, by his attorney-in-fact Anthony S. Johnston, joins in the execution of this deed for the purpose of waiving any and all rights that he may have in said property as surviving spouse of Mary W. Johnston, deceased.

This is improved property, known as: 4215 Harding Pike, #506, Nashville, TN 37205

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 18th day of July, 1996.

Charles M. Weston
Charles M. Weston, Co-Executor

Fred M Weston Sr.
Fred M. Weston, Sr., Co-Executor

Daniel Webster Johnston
Daniel Webster Johnston, By:
Anthony S. Johnston, Atty-In-Fact

State of Tennessee
County of Davidson

On this 18th day of July, 1996, before me the undersigned authority, personally appeared **Charles M. Weston, Co-Executor** and **Fred M. Weston, Sr., Co-Executor**, 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.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

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, the within named **Anthony S. Johnston**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Daniel Webster Johnston**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, on July 18, 1996.

Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires:_____

State of Tennessee
County of Davidson

AFFIDAVIT

This conveyance is to a revocable living trust and is exempt from transfer tax pursuant to TCA §67-4-409 (a)(3)(F).

Affiant

Sworn and subscribed before me on the 18th day of July, 1996.

Notary Public

My Commission Expires: 7-25-98

96 JUL 19 AM 10:4[illegible]
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

0205.52
IDENTIFICATION REFERENCE

724807/1/010103CHECK

8-00