PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

BOOK 10187 PG 357

WARRANTY DEED

THIS INDENTURE is made and entered into this 10th day of September, 1996, by and between HARLAN W. ROBERTS and JUDY H. ROBERTS, HUSBAND AND WIFE, Grantors, and ERNESTINE REED, UNMARRIED, Grantee.

W I T N E S S E T H: That for and in consideration of One Dollar ($1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, HARLAN W. ROBERTS and JUDY H. ROBERTS, HUSBAND AND WIFE, herein referred to as Grantors, have this day bargained, sold and do hereby transfer and convey unto the said ERNESTINE REED, UNMARRIED, herein referred to as Grantee, their successors and assigns, certain real estate in DAVIDSON County, State of Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto ("the Property"). This conveyance of "the Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein.

This is improved property known as 1433 LEWIS ROAD, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, their successors and assigns forever. The Grantors do covenant and agree with the said Grantee that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B" attached hereto. Grantors further covenant and bind, themselves their heirs and representatives, to warrant forever defend the title to said Grantee, his/her successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of Grantors on the day and year first above written.

HARLAN W. ROBERTS
Signature of Seller

JUDY H. ROBERTS
Signature of Seller

0223959

IDENTIFICATION ERENCE

96 SEP 11 AM 10:01

REGISTER
DAVIDSON COUNTY, TN.

7093 09/11 0101 03CHECK 20.00

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INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **HARLAN W. ROBERTS and JUDY H. ROBERTS, HUSBAND AND WIFE** , the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **10th** day of **September, 1996.**

Notary Public

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

ERNESTINE REED

Property Address:

1433 LEWIS ROAD
MADISON, TN 37115

Person Responsible for Taxes:

SAME

Parcel #: MAP 051-10-D, PARCEL 110.00CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$110,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **10th** day of **September, 1996.**

Notary Public

My Commission Expires: 5/28/2000

RETURN TO:

STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

BOOK 10187 PG 359

EXHIBIT 'A'

LAND in Davidson County, Tennessee, being Unit No. 110 on the Plan of Oakland Trace Condominiums, Section II, of record in Book 6200, page 558, Register's Office for said County.

BEING Unit No. 110 on said Plan and described by the Master Deed establishing a Horizontal Property Regime with Respect to Oakland Trace Condominiums, Section II, as of record in Book 7111, page 295, Register's Office for Davidson County, Tennessee. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, co-owners and tenants of Oakland Tract Condominiums, Section II, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 7111, page 295, as amended in Book 7302, page 648, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copies herein.

Being ~~a portion of~~ the same property conveyed to HARLAN W. ROBERTS and JUDY H. ROBERTS, HUSBAND AND WIFE, by Deed from LUTHER L. NATIONS AND WIFE, BETTY, of record in Book 7952, page 846, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'A'

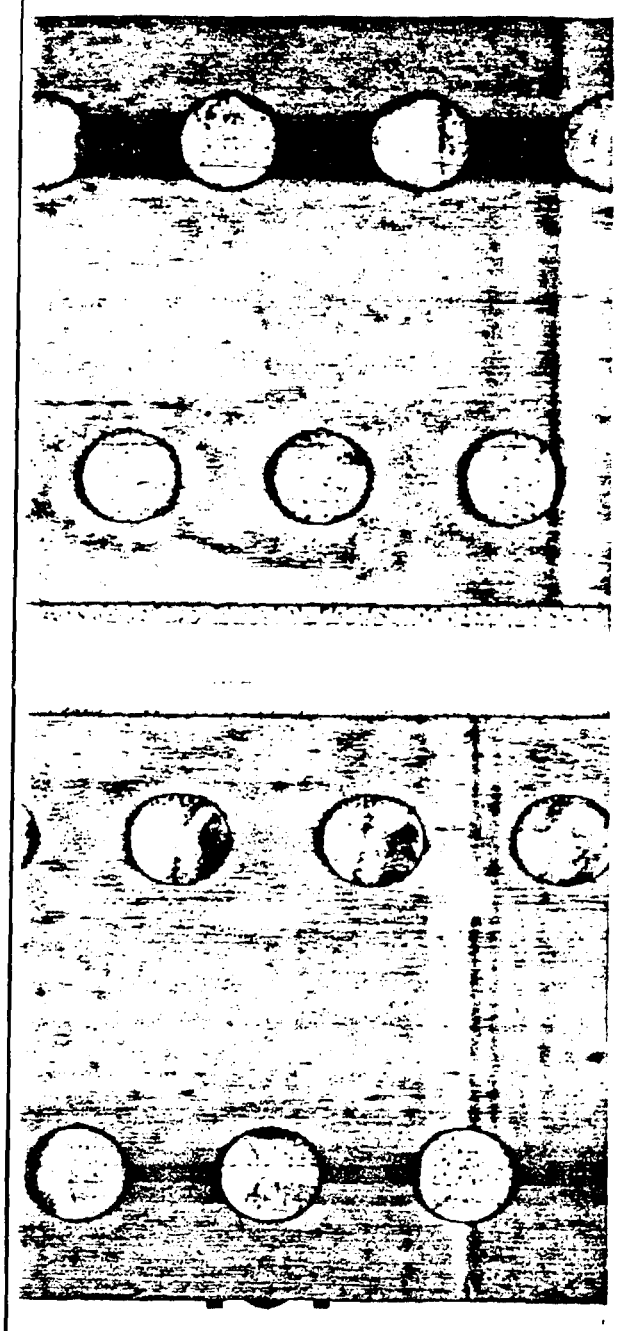
1. All real property taxes for the year 1996 and all subsequent years although the same are not yet due and payable (MAP 051-10-D, PARCEL 110.00CO, 699.13).

2. All matters set forth on the Plan of record in Book 6200, page 558, Register's Office for Davidson County, Tennessee, including all easements, setback lines, notes, restrictions, etc., as may be shown thereon.

3. Restrictive Covenants recorded in Deed Book 6840, Page 637, and of record in Book 6993, page 118, Register's Office for DAVIDSON County, Tennessee.

4. All of the terms, conditions and provisions of the Tennessee Horizontal Property Act, as set forth in T.C.A. 66-27-101, et seq.

5. Covenants, restrictions, easements, reservations and interest in favor of other unit owners and all sewer, water, electric, telephone and other utility easements now or hereafter established and all other terms and conditions as may be set forth in the Master Deed and the By-Laws appended thereto, of record in Book 7111, page 295, as amended in Book 7302, page 648, Register's Office for DAVIDSON County, Tennessee.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 10187 PG 360

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

MAMT
110000.00
ERR CO
MAMT
110000.00-
CAMT
110000.00
CON TX 407.00
PRFEE 1.00
WDEED 12.00
TOTAL 420.00
CHECK 420.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/11/96 01 10:08 0001 7093

0223959
IDENTIFICATION REFERENCE

96 SEP 11 AM 10:02

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1029559