To: Box 36

THIS INSTRUMENT PREPARED BY:
J. Michael Morgan, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-8985

BOOK 10264 PG 149

98 NOV 19 PM 3:32
DAVIDSON COUNTY REGISTER
TN.

IDENTIF. & REFERENCE
02480 73

WARRANTY DEED

Name and Address of New Owner:	
Maxwell G. Horkins, Jr. **Jo Ann N. Horkins** 104 Westminster Place Nashville, TN 37205	
Send Tax Bills To:	
New Owner	
Street Address of Subject Property:	**Map-Parcel No:**
104 Westminster Place **Nashville, TN 37205**	**129-8-A-104**

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Albert W. Johnson, II and wife, Catherine Johnson** hereinafter called **"GRANTORS"** have bargained and sold, and by these presents do transfer and convey unto **MAXWELL G. HORKINS, JR., AND WIFE, JO ANN N. HORKINS,** hereinafter called **"GRANTEES"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 104, together with the appurtenent interest in the common elements of Westminster Place, a horizontal property regime established by Master Deed of record in Book 7188, page 659, amended in Book 7464, page 270, 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 located upon Lot No. 1 on the Plan of a Subdivision Plat of Part of Lot 12 West Meade Farms, as of record in Plat Book 6250, page 887, amended in Book 6833, page 253, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Albert W. Johnson, II, by deed from David Fite and Janis Fite, married, as of record in Book 10218, page 65, Register's Office for Davidson County, Tennessee.

The conveyance of the above described property is subject to the following:

1. Declaration of Covenants, Conditions, Restrictions and Agreements of record in Book 7188, page 659, amended in Book 7464, page 270, Register's Office for Davidson County, Tennessee.

2. All matters shown on the Plan of record in Book 6250, page 887, amended in Book 6833, page 253, Register's Office for Davidson County, Tennessee.

3. Charter of record in Book 7213, page 26, Register's Office for Davidson County, Tennessee.

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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, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs, 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. 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.

WITNESS our hands this the 13th day of November, 1996.

Albert W. Johnson, II

Catherine Johnson

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Catherine Johnson, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 13th day of November, 1996.

Notary Public

My Commission expires:
3-27-99

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Albert W. Johnson, II, the bargainor, with whom I am personally acquainted, and who acknowledgted that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 13th day of November, 1996.

J. Michael Moyer
Notary Public

My commission expires: 7/24/97

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

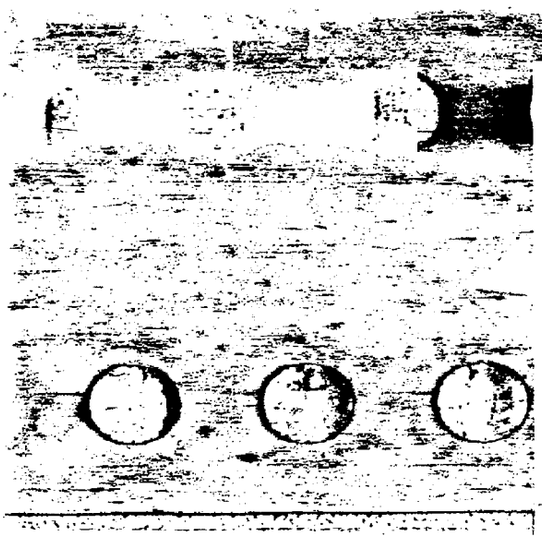
The actual consideration or value whichever is greater, for this transfer $235,500.00.

Madison G. Hoskins, Jr.
Affiant

Subscribed and sworn to before me
this 13th day of November, 1996.

J. Michael Moyer
Notary Public
My commission expires: 7/26/97

7092 11/19 0101 03CHECK 884.35



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

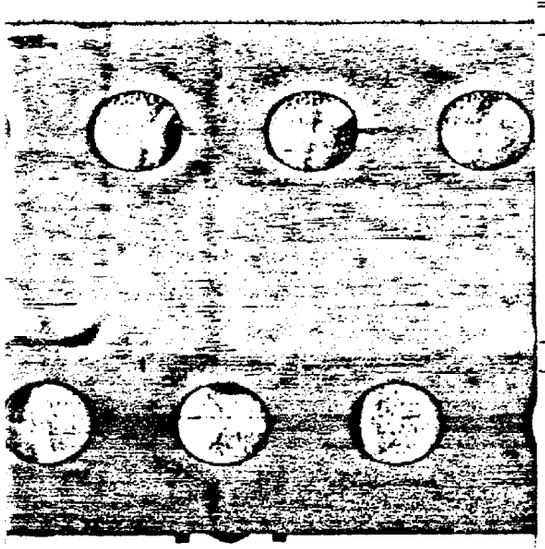
BOOK 10264 PG 152

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT
				235500.00
				CON TX 871.35
				PRFEE 1.00
				WDEED 12.00
				TOTAL 884.35
				CHECK 884.35
11/19/96	01			15:34 0001 7092



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02 48073
IDENTIF. ↑ REFERENCE

96 NOV 19 PM 3:32
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1089809