THIS INSTRUMENT PREPARED BY:
SCHULMAN, LeROY & BENNETT, P.C.
P.O. BOX 190676
NASHVILLE, TN 37219-0676

BOOK 10274 PG 59

WARRANTY DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL NO.
William Danley et ux Unit 148 Cumberland Trace Condominiums Nashville, TN 37214	Same	Map 73-16-A Parcel 148

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $90,000.00.

William H. Danley
Affiant

Sworn and subscribed before me, this 27th day of November, 1996.

Notary Public

Commission Expires:

1-25-97

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, WALTER H. HELLARD and wife, VIRGINIA M. HELLARD, referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto WILLIAM DANLEY and wife, INEZ DANLEY, hereinafter referred to as Grantees, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follow, to-wit:

Land in Davidson County, Tennessee, being Unit No. 148 of the Cumberland Trace Condominiums, of record in Book 5200, page 724, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Walter Harrison Hellard and wife, Virginia Hellard by deed from Cumberland Trace Partnership, a Tennessee general partnership, of record in Book 6297, page 462, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

(1) Reservation in Deed of record in Book 635, page 618, of record in said Register's Office, "Grantor reserves the right to use water from spring located on land with right of ingress and egress from said spring but the entrance and exit from the land shall be confined to some point along the aforesaid public road. This applies to the spring adjacent to the northwesterly corner of the frontage on Stones River Road;

(2) Survey by Steven W. Harrison, dated October 5, 1979, shows a power line crossing the premises from south or north approximately 300 feet east of the west line of the premises;
(3) Title to that portion of the premises embraced within the bounds of any roadways;
(4) Easement recorded in Book 4373, page 83, said Register's Office, to Metropolitan Government of Nashville and Davidson County, Tennessee;
(5) Easement for a 20 foot roadway as recorded in Book 1878, page 164 and Book 2753, page 60, and having the benefit of said easement as recorded in Book 1878, page 164, said Register's Office;
(6) Easement and right to flood given by Katherine Williams to the United States of Americas as may be necessary as a result of the operation and maintenance of the Cheatham Lock and Dam project on the Cumberland River, in instrument of record in Book 2203, page 189, Register's Office for Davidson County, Tennessee;
(7) Reservation of the right to draw water from a well located on said property of record in Book 3571, page 194, said Register's Office;
(8) Natural flow of the Cumberland River;
(9) A. H. Roberts and wife, conveyed to Mrs. Paul Capps by instrument of record in Book 1126, page 461, Register's Office for Davidson County, Tennessee, an easement from the land of said Mrs. Capps, containing 10 acres, said easement being 10 feet wide, across the land of said A. H. Roberts, to a well, with rights of securing water, said well being located about 150 feet from Mrs. Capps' residence;
(10) A. H. Roberts conveyed to Mrs. Mattie Smith Roberts and her son, William A. Roberts, the right to use the spring on said Roberts land about 60 feet northwest of the corner of the 2.75 acre tract, as set forth in the deed in Book 1422, page 179, said Register's Office also the right to use water from a well near the east part of said tract, with right of ingress and egress thereto;
(11) An easement granted United States of America in connection with the Cheatham Lock and Dam Project on Cumberland River, of record in Book 2281, page 177, said Register's Office, being known as Tract No. S-1901-E;
(12) The following easement was reserved to Grady Campbell and wife, Neva Campbell, in the deed to Donald L. Traughber, of record in Book 4215, page 423, said Register's Office: "Grantors reserve to themselves their heirs and assigns an easement across premises to Cumberland River;
(13) Easement and use rights for ingress and egress cultivation, and for sewer lines, taps and connections granted by Cumberland Trace Partnership to Mrs. Claude Nicks and reserved by her in the Deed and Easement of record in Book 6113, page 475, said Register's Office;
(14) Plan of record in Book 5200, page 724, Register's Office for Davidson County, Tennessee;
(15) Declarations of Covenants, Conditions, and Restrictions of record in Book 6218, page 528, Register's Office for Davidson County, Tennessee; and
(16) Dedication of Common Area to Cumberland Trace Homeowner's Association of record in Book 6218, page 525, Register's Office for Davidson County, Tennessee.

This is improved property known as Unit No. 148 of the Cumberland Trace Condominiums, Nashville, Tennessee 37214.

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, successors and assigns forever, and we do covenant with the said Grantees that we are seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as hereinabove set forth.

And Grantors do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

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WITNESS our hands this 27th day of November 1996.

Walter H. Hellard
WALTER H. HELLARD

Virginia M. Hellard
VIRGINIA M. HELLARD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Walter H. Hellard and wife, Virginia M. Hellard, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 27th day of November, 1996.

Notary Public

Commission Expires:

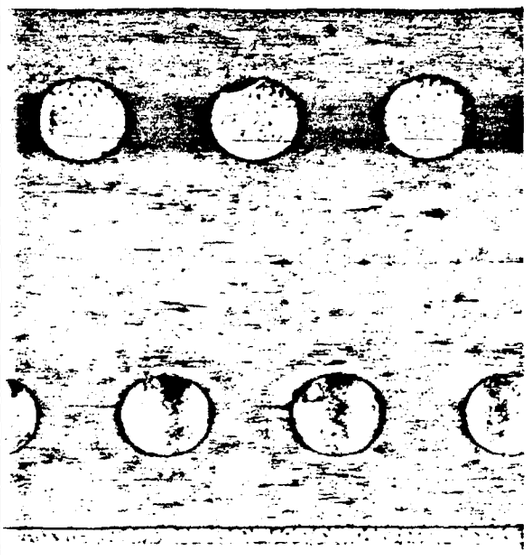
1-25-97

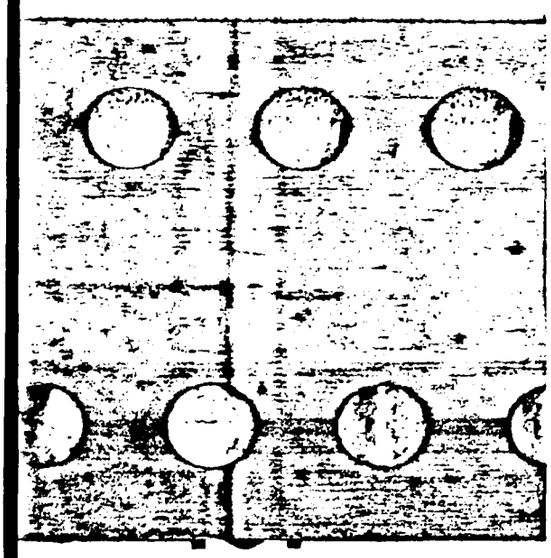
ag\hellwd

0250855
IDENTIF. & REFERENCE

96 NOV 27 PM 3:19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0061 11/27 0101 03CHECK 346.00





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

RECEIVED OF _____

FOR _____

BOOK 10274 PG 62

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 90000.00
				CON TX 333.00
				PRFEE 1.00
				WDEED 12.00
				TOTAL 346.00
				CHECK 346.00
11/27/96	01			15:20 0001 0061

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0250855
IDENTIF. ↑ REFERENCE

96 NOV 27 PM 3:19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1092742