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BOX 44

THIS INSTRUMENT PREPARED BY: **Jack W. Robinson, Sr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $70,000.00. Betty Jean Pearcy **Affiant** Subscribed and sworn to before me, this 27th day of March, 1997. Notary Public My Commission Expires: 11/27/99

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Betty Jean Pearcy 1900 Richard Jones Road, #R-1 Nashville, TN 37215	SAME	117-15-A-161.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JUDY BLUM, EXECUTRIX under the will of L. Everett Jones, of record in Will Book 205, page 681, Probate Court Clerk's Office of Davidson County, Tennessee,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **BETTY JEAN PEARCY**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Parcel No. 161, being Unit No. R-1, in a Horizontal Property Regime located on the Plat of Green Hills Terrace, of record in Book 5200, page 64, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to L. Everett Jones and wife, Grace C. Jones by deed from Ervin M. Entrekin, Trustee, of record in Book 5316, page 427, Register's Office for Davidson County, Tennessee; the said Grace C. Jones having predeceased L. Everett Jones and L. Everett Jones having since died and his will of record in Will Book 205, page 681, Probate Court Clerk's Office of Davidson County, Tennessee, specifically authorizes the Executrix to sell said condominium and appointing Judy Blum, Executrix.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instruments of record.

This conveyance is made subject to:

1. 1997 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Master Deed creating a Horizontal Property Regime of record in Book 5304, page 702, and the By-Laws appended thereto, as amended in Book 7841, page 557 and Book 9830, page 181, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 5200, page 64, Register's Office for said County.

4. Easement dedicated by instrument of record in Book 4320, page 896, Register's Office for Davidson County, Tennessee.

5. Easement granted to Metropolitan Government for sanitary sewers and/or storm drainage of record in Book 3879, page 569, Register's Office for Davidson County, Tennessee.

This is improved property known as 1900 Richard Jones Road, #R-1, Nashville, TN 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, her heirs and assigns, forever; and I covenant with the said Grantee that I am 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 further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 27 day of March, 1997.

Judy Blum, executrix
Judy Blum, Executrix

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JUDY BLUM, EXECUTRIX,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of March, 1997.

Notary Public

My Commission Expires: 11/27/99

2506 03/27 C02 04:36:36 25.00

97 MAR 27 PM 3:35
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
0288038

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



RECEIVED OF _____

FOR _____

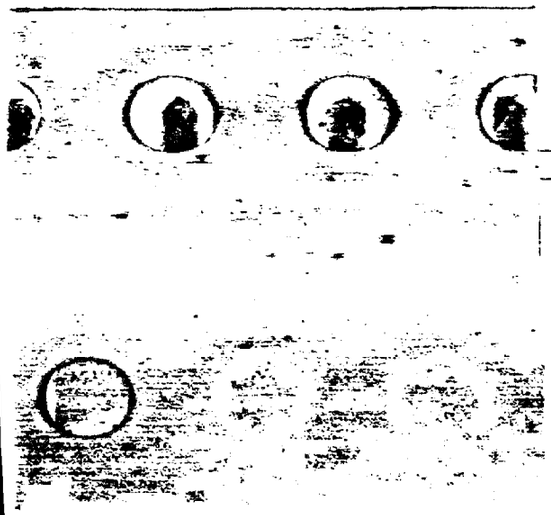
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	70000.00
CON TX	259.00
PRFEE	1.00
WDEED	8.00
TOTAL	268.00
CHECK	268.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 250



0288038
IDENTIF. ↑ REFERENCE

97 MAR 27 PM 3:35
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1132792