BOOK 10442 PG 924

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 79,000.00

Affiant

Subscribed and sworn to before me, this 30th day of April 1997

Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
MARGARET D. McWHINNEY 939 Russell Street #17 Nashville, Tennessee 37206	SAME	MAP 82-16 B PARCEL 301

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SEVENTY NINE THOUSAND AND NO/100---------- ---------- ($ 79,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, we, ALEXANDER SCHMIDT AND WIFE, TRINA MICHELLE JONES SCHMIDT hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto MARGARET D. McWHINNEY, unmarried hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Unit No. 301 on the Plan of Russell Street Commons, III, of record in Plat Book 6900, page 375, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

INCLUDED in this conveyance is a parking and storage area known as No. 302 of the "Lower Level Storage & Parking" on the Plan of Russell Street Commons, III, of record in Plat Book 6900, page 375, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Alexander Schmidt and Trina Michelle Jones, both unmarried, as joint tenants with right of survivorship, by deed from Gary W. Bergin, Jr. and wife, Patricia K. Cowan, of record in Book 9793, page 625, Register's Office for Davidson County, Tennessee; the said Alexander Schmidt and Trina Michelle Jones having since married and Trina Michelle Jones is now known as Trina Michelle Jones Schmidt.

This is improved property known as 939 Russell Street #17, Nashville, Tennessee 37206

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.

GRANTOR s COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Russell Street Commons, III of record in Book 6900, page 375, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 30th day of April, 19 97.

ALEXANDER SCHMIDT

TRINA MICHELLE JONES SCHMIDT

NOTARY PUBLIC AT LARGE

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 ALEXANDER SCHMIDT AND WIFE, TRINA MICHELLE JONES SCHMIDT, the bargainor s, 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 and official seal this 30th day of April, 1997.

My Commission Expires: November 22, 1997

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____ day of _____, 19 ____.

My Commission Expires: _____

Notary Public

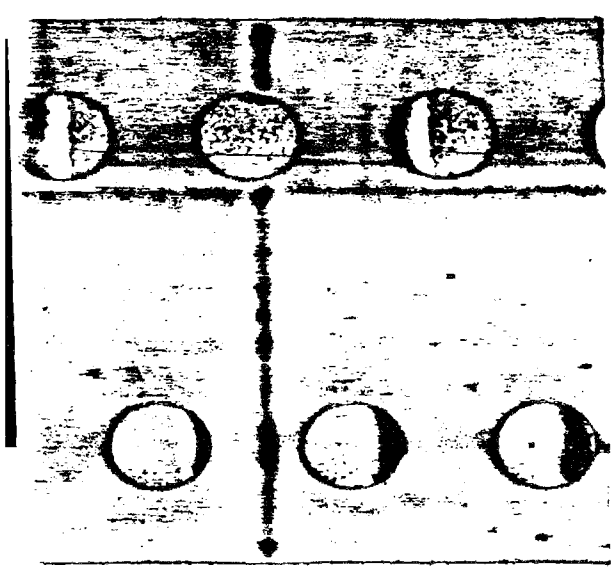
IDENTIFICATION

97 MAY -5 PM 3:12

DAVIDSON COUNTY, TN.

7371 05/05 0101 03CHECK 301.30

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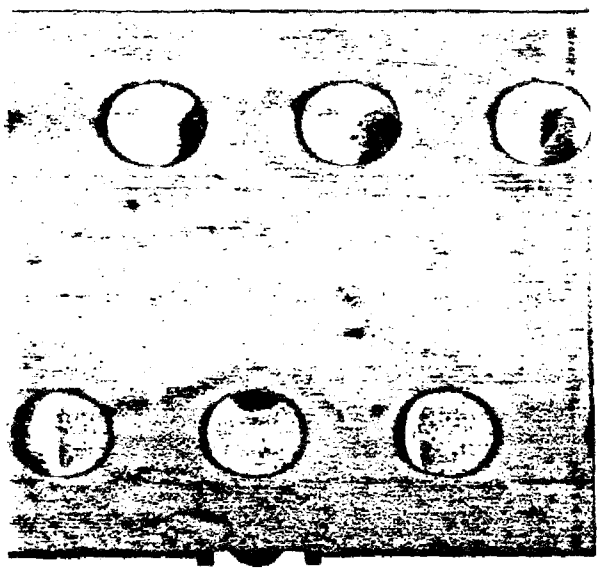
OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 10112 PG 926

FOR _____

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	79000.00
CON TX	292.30
PRFEE	1.00
WDEED	8.00
TOTAL	301.30
CHECK	301.30

05/05/97 01 15:18 0001 7371

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0301617
IDENTIF. & REFERENCE

97 MAY -5 PM 3:12

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No.1147441