Dep 31/ds

This Instrument Prepared By:

Jonathan Harwell
Harwell Howard Hyne Gabbert & Manner, P.C.
1800 First American Center
315 Deaderick Street
Nashville, Tennessee 37238-1800

BOOK 10475 PG 817

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers
Robin J. O'Neil 4215 Harding Road #204 Nashville, Tennessee 37205	Same	103-16-B-15

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100 ($10.00) Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, William Joseph Wallace, IV, Allen Meadors Wallace and Jane Wallace Brown, individually and as Co-Executors of the Estate of Jane Meadors Wallace, the Grantors herein, have bargained and by these presents do transfer and convey unto Robin J. O'Neil, a single person, the Grantee herein, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Being Unit No. 204, as shown on the Plat of Windsor Tower, a condominium, of record in book 5200, page 71, Register's Office for Davidson County, Tennessee, together with an undivided .707% interest in common elements of 4215 Harding Road Homeowners' Association, as described in Book 5313, page 338, et seq., Register's Office of Davidson County, Tennessee; and
>
> Being the same property conveyed to W. Joe Wallace and wife, Jane M. Wallace from Windsor Tower, Inc., a Tennessee corporation, by deed of record in Book 5315, page 724, said Register's Office, and being the same property conveyed to Jane Meadors Wallace as beneficiary of the Last Will and Testament of William Joseph Wallace of record in Will Book 130, Page 292, in the Probate Division, records of Davidson County, Tennessee; and
>
> Being the same property conveyed to William Joseph Wallace, IV, Allen Meadors Wallace and Jane Wallace Brown as beneficiaries of Jane Meadors Wallace in her Last Will and Testament of record in Will Book 209, page 190 in the Probate Division, records of Davidson County, Tennessee.

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. Grantors do covenant with the said Grantee 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 except as set forth on Exhibit A attached hereto and made a part hereof. 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 Grantee, her heirs and assigns against the lawful claims of all persons claiming by or through Grantors, but not further or otherwise.

WITNESS our hands this 23 day of May, 1997.

GRANTORS:

William Joseph Wallace, IV, individually and as
Co-Executor of the Estate of Jane Meadors Wallace

Allen Meadors Wallace, individually and as
Co-Executor of the Estate of Jane Meadors Wallace

Jane Wallace Brown, individually and as
Co-Executor of the Estate of Jane Meadors Wallace

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $138,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Robin J. O'Neil
Robin J. O'Neil

Sworn to and subscribed before me,
this 2 day of June, 1997.

Debbie L Sloan
Notary Public

My Commission Expires: 9-26-98

DEBBIE L SLOAN NOTARY PUBLIC AT LARGE

97 JUN -2 PM 3:48
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
031013

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, , a Notary Public of said county, William Joseph Wallace, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23 day of May, 1997 .

Louise A. Keeling
Notary Public

My Commission Expires:

LOUISE A. KEELING
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 29, 2000

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said county and state Allen Meadors Wallace, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23 day of May, 1997.

Louise A. Keeling
Notary Public

My Commission Expires:

LOUISE A. KEELING
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 29, 2000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said county, Jane Wallace Brown, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23 day of May, 1997.

Louise A. Keeling
Notary Public

My Commission Expires:

LOUISE A. KEELING
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 29, 2000

EXHIBIT A

1. 1997 Ad Valorem Taxes, which have been prorated and adjusted as of the date hereof and which will be the obligation of Grantee;

2. The terms, provisions, covenants, conditions, easements and rights established by the Master Deed of 4215 Harding Road Homeowners' Association as recorded in Book 5315, page 338, Register's Office for Davidson County, Tennessee, including the plat recorded in Book 5200, page 71, said Register's Office and the Bylaws of said Association recorded in Book 5313, page 338, said Register's Office;

3. Twenty-two foot permanent sanitary sewer and drainage easement and an additional 15 foot temporary construction easement granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 3956, page 943, said Register's Office as described therein and being parallel to the westerly line of said property and running to the southeasterly margin of the Memphis-Bristol Highway.

7752 06/20 0101 03CHECK 531.60

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

RECEIVED OF _____

FOR _____

BOOK 10475 PG 822

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 138000.00
CON TX 510.60
PRFEE 1.00
WDEED 20.00
TOTAL 531.60
CHECK 531.60

RECEIPT IS NOT VALID UNLESS CHECK IS PAID BY BANK 0001 7752

03/1013
IDENTIF. & REFERENCE

97 JUN -2 PM 3:48
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1157691

Boy 21-A

BOOK 10475 PG 823

This instrument prepared by:
Mark E. Morrison
Grissim & Hodges
323 Union Street
Nashville, Tennessee 37201

SUBSTITUTE TRUSTEE'S QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Alvin Y. Nance, Sr. and wife, Alma E. Nance 141 Neese Drive V-432 Nashville, TN 37211	SAME	Map and Parcel: 120-9-101

WHEREAS, on the 4th day of August, 1995, WESLEY S. REAGAN AND WIFE DEBBIE F. REAGAN, executed a Promissory Note in the original principal amount of $100,000.00 payable to the order of ALVIN Y. NANCE, SR. and wife, ALMA E. NANCE, all as fully set forth in a Deed of Trust of record in the Register's Office for Davidson County, Tennessee, in Book 9754, page 75, and a Promissory Note in the original principal amount of $6,000.00 payable to the order of ALVIN Y. NANCE, SR. and wife, ALMA E. NANCE, all as fully set forth in a Deed of Trust of record in the Register's Office for Davidson County, Tennessee, in Book 9754, page 79, to which reference is here made (collectively referred to as the "Deeds of Trust").

WHEREAS, said Deeds of Trust expressly provide that the Trustee or his successor in trust may foreclose on the property encumbered by the Deeds of Trust; and

WHEREAS, Alvin Y. Nance, Sr. and wife Alma E. Nance, as owners and holders of the Notes secured by said Deeds of Trust desired to appoint a Successor Trustee by the execution of an instrument to that effect, and by filing the same in the Register's Office of the County in which the property is situated; and

WHEREAS, MARK E. MORRISON, was appointed Substitute Trustee by instrument of record in Trust Book 10417, page 844, in the Register's Office for Davidson County, Tennessee; and

WHEREAS, Mark E. Morrison, Trustee, did advertise in accordance with the provisions of said Deeds of Trust, to sell said property at the main entrance to the Courthouse in Nashville, Davidson County, Tennessee, on May 30, 1997 at 12:05 p.m.; and