STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value (whichever is greater) is $137,900.00.

Sarah S Maddux
Affiant

Subscribed and sworn to before me, this 15th day of August, 1997.

Notary Public

My Commission Expires: 7-28-2001

THIS INSTRUMENT PREPARED BY:
HOFSTETTER & HOFSTETTER, ATTYS
Suite 500, 230 4th Ave., North
Nashville, TN 37219

ADDRESS NEW OWNERS:	SEND TAX BILL TO:	MAP-PARCEL NOS:
Sarah S. Maddux, Unmarried 105 Leake Avenue, Apt. 62 Nashville, TN 37205	Same	Map 116-13-C Parcel 62

WARRANTY DEED

For and in consideration of the sum of Ten and 00/100 ($10.00) Dollars, cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, **Charles J. Sanders III and O.B. Hofstetter, Jr., as Co-Executors of the Estate of Margaret T. Sanders (a/k/a Mrs. Charles J. Sanders)**, collectively the Grantors, have bargained and sold, and by these presents do transfer and convey unto **SARAH S. MADDUX, unmarried**, the Grantee herein, her assigns and representatives, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Apartment No. 62 in Belle Meade Tower, a horizontal property regime located at 105 Leake Avenue in Nashville, Davidson County, Tennessee, as shown on the plat of Belle Meade Tower, recorded in Book 4175, page 159, of the Register's Office of Davidson County, Tennessee, and described in a Master Deed recorded in Book 4469, page 530 of the Register's Office of Davidson County, Tennessee to which reference is hereby made. Parking Space No. 22 in the garage attached to the building of Belle Meade Tower is a limited common element for the exclusive use of the co-owner of said apartment. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of Belle Meade Tower contained in the Master Deed, and the By-Laws appended thereto, recorded in Book 4469, Page 530 of the Register's Office for Davidson County, Tennessee are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Charles J. Sanders and wife, Margaret T. Sanders by Warranty Deed from Evans-Cain Company, a partnership composed of Ross Evans, Jr., and John E. Cain, III, of record in Book 4477, page 480, Register's Office for Davidson County, Tennessee, the said Charles J. Sanders having predeceased Margaret T. Sanders. The said Margaret T. Sanders having since died and said property was devised to Charles J. Sanders III, Margaret S. Davis, and Martha S. Chastain. Letters Testamentary were issued to Charles J. Sanders III and O.B. Hofstetter, Jr., as Co-Executors, with full power to convey under the provisions of the Will of Margaret T. Sanders of record in Will Book 206, Page 401, Probate Court Clerk's Office of Davidson County, Tennessee.

This conveyance is made subject to the following:

1. The 1997 property taxes are prorated and assumed by the GRANTEE.

2. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Belle Meade Tower of record in Book 4469, page 530, Register's Office for Davidson County, Tennessee.

3. Easement granted by H.B. Alexander and wife, to American Telephone and Telegraph Company for telephone line and for trimming trees, of record in Book 1207, page 547, Register's Office for Davidson County, Tennessee.

4. A building clearance easement of two feet in width was granted A.J. Reich, et ux., their heirs and assigns, by instrument of record in Book 3183, page 201, Register's Office for Davidson County, Tennessee.

5. Easements for Sanitary Sewer and storm drainage improvements were granted Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 3839, page 983, Register's Office for Davidson County, Tennessee.

6. Permanent and temporary easements for the construction of bridge and channel changes were granted Metropolitan Government of Nashville and Davidson County, Tennessee, as more particularly set forth in an instrument of record in Book 4355, page 696, Register's Office for Davidson County, Tennessee.

7. Subject to rights of others in and to the common areas/ elements.

This is improved property known as Apt. 62, 105 Leake Avenue, Nashville, Tennessee 37205.

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 assigns and representatives forever. GRANTORS 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.

GRANTORS, do further covenant, warrant and forever defend the title to the said land to the said GRANTEE, her assigns and representatives against the lawful claims of all persons, whomsoever.

WITNESS our hands this 31st day of July, 1997.

CHARLES J. SANDERS III, CO-EXECUTOR
Estate of Margaret T. Sanders

O.B. HOFSTETTER, JR., CO-EXECUTOR
Estate of Margaret T. Sanders

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 **CHARLES J. SANDERS III**, the 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 as Co-Executor of the Estate of Margaret T. Sanders.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of July, 1997.

NOTARY PUBLIC AT LARGE — DAVIDSON COUNTY, TN

NOTARY PUBLIC

1876 08/01 0101 03CHECK 523.23

My Commission Expires: 7-28-2001

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 **O.B. HOFSTETTER, JR.**, the 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 as Co-Executor of the Estate of Margaret T. Sanders.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of July, 1997.

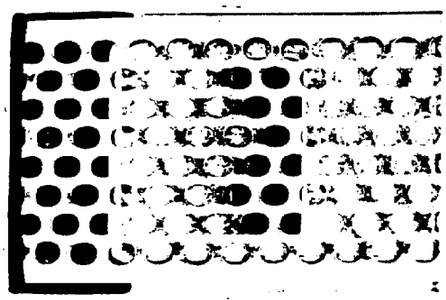
NOTARY PUBLIC AT LARGE — DAVIDSON COUNTY, TN

NOTARY PUBLIC

My Commission Expires: 7-28-2001

97 AUG -1 PM 1:29
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
03332932



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

RECEIVED OF _____

FOR _____

BOOK 10552 PG 693

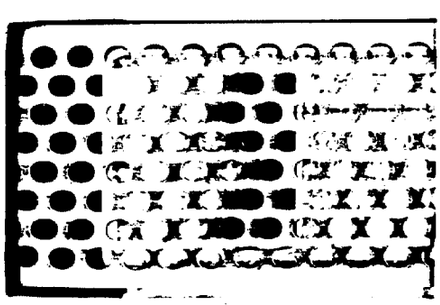
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 137900.00
CON TX 510.23
PRFEE 1.00
WDEED 12.00
TOTAL 523.23
CHECK 523.23

08/01/97 01 13:28 0001 1876

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0332932
IDENTIF. & REFERENCE

97 AUG -1 PM 1:29
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1181502