BOOK 10582 PG 248

WARRANTY DEED

Address New Owner(s):
Thomas Bailey
500 Fifth Avenue, Apt.313
Nashville, Tennessee 37206

Send Tax Bills to:
Same

MAP-PARCEL NUMBERS
Map: 147-3A
Parcel: 2, 29, 15, 68

THIS INSTRUMENT WAS PREPARED BY:
Richard Piliponis, Attorney
176 Second Avenue, North
Suite 400
Nashville, Tennessee 37201

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00.
Stephanie P. Rust, AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25 DAY OF August, 1997.
Mark Lumsden
NOTARY PUBLIC
My commission expires: 1-11-98

FOR AND IN CONSIDERATION of Ten Dollars and other good and valuable consideration, Stephanie P. Rust, hereinafter referred to as Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Thomas Bailey, his successors and assigns, hereinafter referred to as Grantees, the following tract or parcel of land in Davidson County, Tennessee, to wit:

TRACT I:

Certain real estate in Davidson County, Tennessee, as follows:

Unit A-2, of Harding Place Condominium created under title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6104, page 725, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Harding Place Condominium of record in Book 5200, page 571, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Stephanie P. Rust by deed from W.W. Watkins, Inc., of record in Book 10212, page 309, Register's Office for Davidson County, Tennessee.

TRACT II:

Certain real estate in Davidson County, Tennessee, as follows:

Unit B-13, of Harding Place Condominium created under title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6104, page 725, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Harding Place Condominium of record in Book 5200, page 571, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Stephanie P. Rust by deed from W.W. Watkins, Inc., of record in Book 10212, page 309, Register's Office for Davidson County, Tennessee.

TRACT III:

Unit A-15, of Harding Place Condominium created under title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6104, page 725, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Harding Place Condominium of record in Book 5200, page 571, said Register's Office, for a more complete identification and description of such Unit.

Being the part of the property conveyed to Stephanie P. Rust by deed from Wilmar Corporation, a Tennessee Corporation, of record in Book 10212, page 305, Register's Office for Davidson County, Tennessee.

TRACT IV:

Certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, being Unit E-2, of Harding Place Condominium created under title 66, Chapter 27,

Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6104, page 725, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Harding Place Condominium of record in Book 5200, page 571, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Stephanie P. Rust by warranty deed from Randall E. Keys and Lori Adams, of record in Book 10447, page 990, Register's Office for Davidson County, Tennessee.

( ) Unimproved
This is (x) Improved Property known as 441 Harding Place, Apts. A-2, A-15, B-13 and E-2, Nashville, Tennessee 37211.

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 and assigns forever. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same in unencumbered, unless otherwise set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, I have hereto set my hand on this the 25th day of August, 1997.

Stephanie P. Rust
GRANTOR, STEPHANIE P. RUST

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named, STEPHANIE P. RUST, the Grantor, 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 contained therein.

With my hand and official seal at Nashville, Tennessee, this 25 day of August, 1997.

Mark Limbery
NOTARY PUBLIC

My Commission Expires:

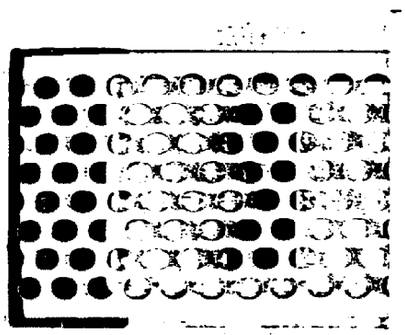
1-11-98

034 1493
IDENTIF. ↑ REFERENCE

97 AUG 26 PM 3:30
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

1094 08/26 0101 03CHECK 286.50



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

RECEIVED OF BOOK 10582 PG 250

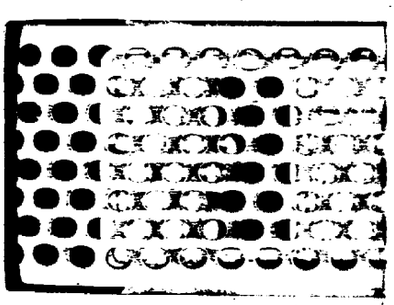
FOR

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 75000.00
CON TX 277.50
PRFEE 1.00
WDEED 8.00
TOTAL 286.50
CHECK 286.50
08/26/97 01 15:35 0001 1094

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



034 I 493
IDENTIF. ↑ REFERENCE

97 AUG 26 PM 3:30
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1190612