File Box 9B
First Title and Escrow Company, Inc.
No. 14990

THIS INSTRUMENT PREPARED BY:
John E. Carter
Farrar & Bates
221 Seventh Avenue North, Suite 320
Nashville, TN 37219-1823
(615) 254-3060

BOOK 10652 PG 901

WARRANTY DEED

ADDRESS NEW OWNERS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Lauren H. Houston 232 Summit Ridge Dr. Nashville, TN 37215	GUARANTY TRUST COMPANY 3319 WEST END AVENUE, STE. 110 NASHVILLE, TN 37203-1074	Map 131-5B Parcel 232

THIS INDENTURE made and entered into on this the 15th day of October, 1997, by and between Jennifer H. Murphy and husband, Michael Dolan Murphy, and Charles E. Howard and wife, Dorothy S. Howard (hereinafter referred to as the "Grantors"), and Lauren H. Houston, an unmarried person (hereinafter referred to as the "Grantee").

WITNESS, That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the said Grantors have this day bargained and sold and by these presents do transfer and convey unto the said Grantee, her heirs, successors and assigns, a certain condominium apartment in Davidson County, Tennessee, described as follows, to-wit:

Unit No. 232 as shown on the Plan of Four Seasons, a Condominium Development, together with an undivided percentage interest in the Common Elements appurtenant to said unit, as set forth in the Master Deed establishing Four Seasons, a Condominium, of record in Book 6841, page 349, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles E. Howard and Dorothy S. Howard, husband and wife, and Jennifer H. Murphy, by instrument recorded in Book 7051, page 285, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging unto the said Grantee, her heirs and assigns, forever; and the said Grantors do covenant with the said Grantee that they are lawfully seized and possessed of said property, that it has a good right to convey it, and that the same is unencumbered except for the following to which this conveyance is expressly made subject:

(1) Real estate taxes for 1997 which have been assumed by the Grantee;

(2) Limitations and conditions imposed by the "Horizontal Property Act" as set out in Tennessee Code Annotated §§ 64-2701 et seq.;

(3) The terms, provisions, covenants, conditions and rights established by and contained in the Master Deed and Bylaws for Four Seasons, a Condominium, of record in Book 6841, page 349, Register's Office for Davidson County, Tennessee, as amended by Amendment to Master Deed, of record in Book 6847, page 122, said Register's Office;

(4) Rights of tenants in possession under existing leases, if any;

(5) Title to that portion of the premises lying within the boundaries or rights-of-way of any highways or roads;

(6) Reservations, exceptions, rights-of-way, easements, covenants, restrictions, conditions, liens, and other matters of record; and

(7) Applicable zoning and building laws and ordinances.

The Grantors further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

When necessary for a proper construction hereof, the plural case shall be read singularly, and so construed.

WITNESS OUR HANDS on this the day and date first above written.

Jennifer H. Murphy
JENNIFER H. MURPHY

Michael Dolan Murphy
MICHAEL DOLAN MURPHY

Charles E. Howard by Jennifer H. Murphy attorney in fact
CHARLES E. HOWARD, by and through his attorney-in-fact, Jennifer H. Murphy

Dorothy S. Howard by Jennifer H. Murphy attorney-in-fact
DOROTHY S. HOWARD, by and through her attorney-in-fact, Jennifer H. Murphy

IDENTIF. & REFERENCE 0361207

97 OCT 21 AM 10:44
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public, in and for said County and State, the within named bargainors, Jennifer H. Murphy and husband, Michael Dolan Murphy, Jennifer H. Murphy, attorney-in-fact for Charles E. Howard, and Jennifer H. Murphy, attorney-in-fact for Dorothy S. Howard, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, this the _____ day of October, 1997.

_____
Notary Public

My commission expires: _____

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 89,000.00.

Laura H. Houston
Affiant

Sworn to before me and subscribed in my presence this 15th day of October, 1997.

_____
Notary Public

My commission expires: 9/23/2001

NOTARY PUBLIC AT LARGE STATE OF ILLINOIS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JENNIFER H. MURPHY AND HUSBAND MICHAEL DOLAN MURPHY, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 15th day of October, 1997.

My Commission Expires: 9/23/2001 _____ NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF ILLINOIS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JENNIFER H. MURPHY, with whom I am personally acquaitned, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for the said CHARLES E. HOWARD AND WIFE, DOROTHY S. HOWARD and is authorized by the said CHARLES E. HOWARD AND WIFE. DOROTHY S. HOWARD to execute this instrument on their behalf.

Witness my hand, at Office, this 15th day of October, 1997.

My Commission Expires: 9/23/2001 _____ NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF ILLINOIS

97021 0101 OCHECK 338-

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10652 PG 903

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	89000.00
CON TX	329.30
PRFEE	1.00
WDEED	8.00
TOTAL	338.30
CHECK	338.30

10/21/97 01 10:46 0001 2230

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0361207

IDENTIF. & REFERENCE

97 OCT 21 AM 10:44

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1211508