BOOK 10748 PG 337

WARRANTY DEED

File No: 00284986

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Martin Fitzpatrick	First American National	BankMap 104-2-A
[NAME]	[NAME]	
201 Acklen Park Drive #28	POB 290396	Parcel 28
[STREET ADDRESS OR ROUTE NUMBER]	[STREET ADDRESS]	
Nashville, TN 37203	Nashville, TN 37229	
[CITY] [STATE] [ZIP]	[CITY] [STATE] [ZIP]	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------($10.00) Dollars, cash in hand paid by Grantee(s) and other good and valuable consideration accepted as cash the receipt and sufficiency of which are hereby acknowledged.

Thomas Joseph Porter, Jr., Estate,
by Thomas Joseph Porter, III, Executor

have this day bargained and sold, and do hereby transfer and convey unto the said Martin Fitzpatrick

the Grantees herein, their (successors), heirs and assigns, certain real estate in DAVIDSON County Tennessee, as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

STATE OF South Carolina
COUNTY OF [illegible])

The actual consideration or value which ever is greater, for this transfer is $ 45,000.00

Subscribed and sworn to before me, this the 5th day of January, 19 98

Affiant

My Commission Expires: [illegible]

[Affix Seal]

Notary Public

NOTARY PUBLIC AT LARGE

DAVIDSON COUNTY

unim[illegible])

This [illegible] X) property known as 201 Acklen Park Drive, #28, Nashville
[House Number] [Street] [P.O. Address] [City or Town]

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenants that we are lawfully seized and possessed of real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, out heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hands this 5TH day of JANUARY, 19 98, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Thomas J. Porter, Jr., Estate

BY: Thomas J. Porter III

Thomas J. Porter, III, EXECUTOR

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STATE OF
COUNTY OF

Personally appeared before me _____, a Notary Public in and for said County and State _____

_____

_____

the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

_____ Notary Public

Commission expires _____

STATE OF South Carolina
COUNTY OF

Before me, Elisabeth B. McClellan, a Notary Public of the State and County aforesaid, personally appeared Thomas J. Porter, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him self to be Executor of the Thomas J. Porter, Jr., Estate, the within named bargainor, a corporation, and that he as such Executor being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by him self as Executor.

Witness my hand and seal, at office in Charleston, South Carolina, this 2nd day of January, 19 98.

Elisabeth B. McClellan Notary Public

Commission expires 8/8/99

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH B. PITT, JR., ATTORNEY
414 UNION STREET, SUITE 1800
NASHVILLE, TN 37219

WARRANTY DEED

FROM

_____

TO

_____

_____

Compliments of
Chicago Title Insurance Company
First Floor - First American Center
Phone 225-4631
NASHVILLE, TENNESSEE 37238

0387422
IDENTIF. & REFERENCE

98 JAN -6 PM 2:46

REGISTER
DAVIDSON COUNTY, TN.

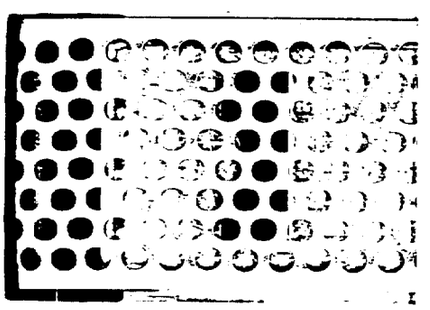
EXHIBIT A BOOK 10748 PG 339

Land in Davidson County, Tennessee, being Unit No. 28 of Acklen Place Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6045, page 173, Register's Office for Davidson County, Tennessee, together with an undivided 1/34 percentage interest in the Common Elements appurtenant to said unit as set forth in Master Deed. Reference is hereby made to the plat of Acklen Place Condominiums, as of record in Book 5200, page 503, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Thomas J. Porter, unmarried, by Warranty Deed from Acklen Properties, a Tennessee joint venture, of record in Book 10449, page 254, Register's Office for Davidson County, Tennessee. The said Thomas J. Porter having since died.

T J.P. III

9090 01/06 0101 03CHECK 179.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10748 PG 340

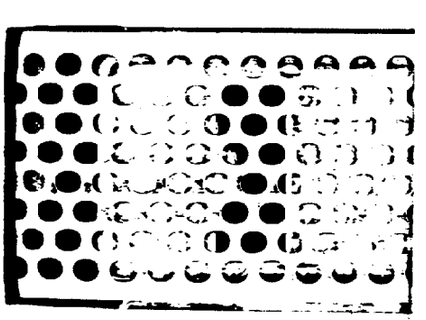
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 45000.00
CON TX 166.50
PRFEE 1.00
WDEED 12.00
TOTAL 179.50
CHECK 179.50

01/06/98 01 14:49 0001 9090

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0387422
IDENTIF. # REFERENCE

98 JAN -6 PM 2:46

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

No. 1239767