This Instrument Was Prepared By:
Baker, Campbell & Parsons
Attorneys At Law
303 Church Street, Suite 300
Nashville, Tennessee 37201-1786

10788 766

Address New Owner And Send Tax Bills To:

Harvey W. McDonald
The Pilcher Building
144 Second Avenue North, Suite 200
Nashville, Tennessee 37201

Map and Parcel Number:

104.11A-61CO

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named grantee, and for other good and valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged, **DONALD ARKOVITZ** and **MARTHA E. SHIPMAN** (hereinafter collectively referred to as the "Grantor"), have bargained and sold, and by these presents do hereby transfer and convey unto **HARVEY W. McDONALD** (hereinafter referred to as the "Grantee"), in fee simple, certain real property in Davidson County, Tennessee, which property is more particularly described on Exhibit A which is attached hereto and made a part hereof by this reference, together with the appurtenances, hereditaments, estate, title and interest thereto appertaining (hereinafter referred to as the "Property"), to have and to hold the Property to the Grantee, its successors and assigns, in fee simple forever; subject, however, to the following: **(a)** applicable zoning and land use regulations and laws; **(b)** 1998 real property taxes, which are being prorated and assumed by Grantee; and **(c)** restrictive covenants and utility easements now of record.

The Grantor covenants that the Grantor is lawfully seized and possessed of the Property; that the Grantor has full power and lawful authority to sell and convey the Property; and that the Property is free and clear of all liens and encumbrances, except as herein set forth. The Grantor will forever warrant and defend the title to the Property against all lawful claims.

Whenever in this instrument the terms Grantor and Grantee are used, such terms shall be construed to include said parties, their respective heirs, legal representatives, successors and assigns, and such terms, or pronouns therefor, shall be construed to include the masculine, feminine or neuter gender and the singular number shall include the plural, all as the context may require.

IN WITNESS WHEREOF, the Grantor has executed this deed on this 9th day of February, 1998.

Donald Arkovitz

Martha E. Shipman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $49,900.00.

Affiant

Subscribed and sworn to before me, this 9th day of February, 1998.

Notary Public

My Commission Expires: February 12, 2001

BOOK 10788 PG 768

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named Donald Arkovitz, 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 and official seal at Nashville, Tennessee, this 9th day of February, 1998.

Kimberly K. Hutton
Notary Public

My Commission Expires: February 12, 2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named Martha E. Shipman, 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 and official seal at Nashville, Tennessee, this 9th day of February, 1998.

Kimberly K. Hutton
Notary Public

My Commission Expires: February 12, 2001

H:\Wpdata\PRO\McDonald\Exchange\Deed Unit D13 Villager.wpd

Exhibit A

BOOK 10788 PG 769

Property Description

Being Unit No. D-13, Parcel No. 61, on the plat of the horizontal property regime known as Villager West Condominiums, as of record in Book 5210, Page 174, together with the master deed establishing the same at Book 5452, Page 419, both of record in the Register's Office for Davidson County, Tennessee, to which reference is hereby made and the same incorporated herein for a complete description of said unit, and the rights appurtenant thereto.

Being the same property conveyed to Donald Arkovitz and Martha E. Shipman, by deed from Paul A. McEwen and Linda R. Urbanski, of record in Book 9844, Page 659, Register's Office for Davidson County, Tennessee.

This is improved property known as 2134 Fairfax Avenue, D-13, Nashville, Tennessee 37212.

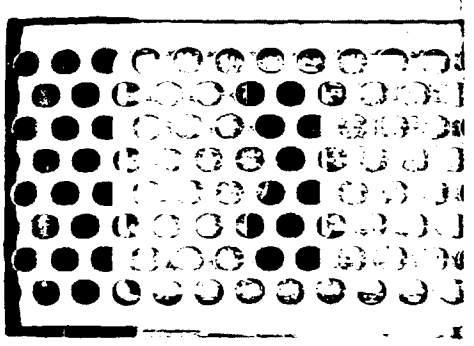
0399084
IDENTIFICATION REFERENCE

98 FEB -9 PM 4:03

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

1653 02/09 0101 03CHECK 201.63



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10788 PG 770

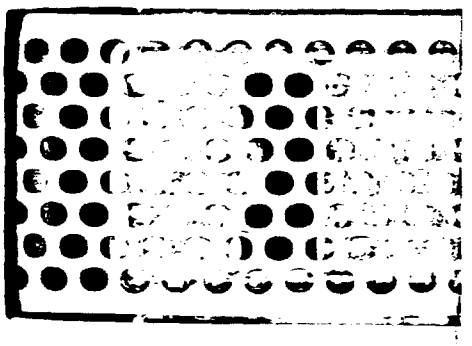
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 49900.00
CON TX 184.63
PRFEE 1.00
WDEED 16.00
TOTAL 201.63
CHECK 201.63

02/09/98 01 16:06 0001 1653

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0399084
IDENTIF. # REFERENCE

98 FEB -9 PM 4:03

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

No. 1252192