File Box 9-B
First Title and
Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
2000 Richard Jones Road, Ste 110
Nashville, Tennessee 37215

BOOK 10800 PG 395

#15256

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
WALTER H. WILSON, JR. (NAME)	NATIONAL BANK OF COMMERCE (NAME)	MAP 117-2-D
3055 Woodlawn Drive (STREET ADDRESS OR ROUTE NUMBER)	7770 Poplar Ave, Ste 103 (STREET ADDRESS)	PARCEL 23
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	Germantown, TN 38138 (CITY) (STATE) (ZIP)	FB# 7DA 92024

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, DAN M. FRANKUM, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WALTER H. WILSON, JR., unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Unit 23 on the Plan of The Clairmont Condominiums of record in Plat Book 6200, page 551, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Clairmont, a horizontal property regime established by Master Deed of record in Book 7096, page 940, amended in Book 7108, page 98, reinstated in Book 8263, page 703, said Register's Office.

Being the same property conveyed to Dan M. Frankum by deed from Elisabeth C. Poe, f/k/a Elisabeth J. Clark of record in Book 9989, page 652, said Register's Office.

This conveyance is made subject to: (1) 1998 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 7096, page 940 , amended in Book 7108, page 98, reinstated in Book 8263, page 706; (3) Easements of record in Book 4067, page 943; (4) By-Laws of record in Book 7096, page 948, amended in Book 7117, page 70, and Book 7637, page 319; (5) Charter of record in Book 7137, page 826, amended in Book 7960, page 128, Book 8168, page 430, and Book 8172, page 28; and (6) All matters appearing on the Plan of record in Plat Book 6200, page 551, said Register's Office.

Meredith Frankum, spouse of Dan M. Frankum, joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property by virtue of her marriage to the said Dan M. Frankum.

0402349

IDENTIF. & REFERENCE

98 FEB 19 AM 10:29

REGISTER'S OFFICE DAVIDSON COUNTY, TN

unimproved ( )
This is improved XX property, known as 3055 Woodlawn Drive, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs and assigns, forever, and we do covenant with the 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 is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 16th day of February 19 98

DAN M. FRANKUM

MEREDITH FRANKUM

STATE OF TENNESSEE BOOK 10800 PG 396

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAN M. FRANKUM AND MEREDITH FRANKUM 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 16th day of February, 19 98

My commission expires 9/23/2001 Notary Public

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 182,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF February, 19 98

MY COMMISSION EXPIRES: 9/23/2001 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM DAN M. FRANKUM

TO WALTER H. WILSON, JR.

5176 02/19 0101 03PMCK 022.00

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10800 PG 397

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 182000.00
CON TX 673.40
PRFEE 1.00
WDFEE 8.00
TOTAL 682.40
CHECK 682.40

02/19/98 01 10:27 0001 5176

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0402349
IDENTIF. ← REFERENCE

98 FEB 19 AM 10:29

DAVIDSON COUNTY, TN

No. 1255678