BOOK 10818 PG 662

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 153,500.00

Michael J. Zylstra
Affiant

Subscribed and sworn to before me, this 25th day of February 1998

Notary Public

My Commission Expires: 4-29-2001

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
MICHAEL J. ZYLSTRA 2055 Lombardy Avenue Nashville, Tennessee 37215	FT Mortgage Companies P.O. Box 146 Memphis, Tennessee 38101	MAP 117-7J PARCEL 21

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FIFTY THREE THOUSAND FIVE HUNDRED AND NO/100---------- ($ 153,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, Tara McDonald Fox, unmarried, and S.C. McDonald, Sr., unmarried hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto MICHAEL J. ZYLSTRA AND WIFE, GINA L. ZYLSTRA hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

98 MAR -3 AM 10:45

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This is improved property known as 2055 Lombardy Avenue, Nashville, Tennessee 37215

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.

GRANTORs COVENANT___ with the said GRANTEEs that they are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Kingsbridge Condominiums of record in Book 7105, page 777, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE s, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 25th day of February, 19 98.

Dara McDonald Fox
TARA McDONALD FOX

S C McDonald Sr.
S.C. McDONALD, SR.
by Dara McDonald Fox
atty in fact.

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tara McDonald Fox, the bargainor, 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 this 25th day of February, 1998.

Notary Public

My Commission Expires: September 29, 2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

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

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State personally appeared TARA McDONALD FOX, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of S.C. McDonald, Sr., and acknowledged that she executed the same as the free act and deed of the said S.C. McDonald, Sr.

Witness my hand and seal this 25th day of February, 1998.

Notary Public

My commission expires: 9/29/2001

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT "A"

BOOK 10818 PG 664

LEGAL DESCRIPTION

Being Unit No. 2055 of The Kingsbridge Condominiums, located in Davidson County, Tennessee, a horizontal property regime established pursuant to the provisions of the Tennessee Horizontal Property Act (T.C.A. Section 66-27-101 through Section 66-27-123; herein referred to as the "Act") and the provisions of the Master Deed for The Kingsbridge Condominiums of record in Book 7105, page 777, as amended on Book 7457, page 15, Register's Office for Davidson County, Tennessee, including without limitation the by-laws appended thereto of record in Book 7105, page 804, said Register's Office (collectively the "Master Deed") to which Master Deed reference is hereby made for a more complete and accurate description of said unit.

Together with all the undivided percentage interest in the Common Elements (as defined in the Master Deed) pertaining to said unit and all other rights, powers, privileges, and interests pertaining to said unit pursuant to the Master Deed.

Being the same property conveyed to S.C. McDonald, Sr., J.T. McDonald, and Mildred F. McDonald, as joint tenants with rights of survivorship, by deed from Tara McDonald, unmarried, of record in Book 9230, page 814, said Register's Office, and by Quitclaim Deed to Tara McDonald Fox, from Mildred F. McDonald, of record in Book 10035, page 285, Register's Office for Davidson County, Tennessee; Tara McDonald having since married and was known as Tara McDonald Fox; the said Tara McDonald Fox having since divorced and is one and the same person as J.T. McDonald

S.C. McDonald, Sr. being one and the same person as Stanley Clayton McDonald who gave power of attorney to Tara McDonald Fox by Specific Power of Attorney dated November 7, 1997, and is recorded simultaneously with this Warranty Deed.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 10818 PG 665

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
153500.00
CON TA 537.95
PRFEE 1.00
MDEED 12.00
CHECK 550.95

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/03/98 01 10:44 0001 0136

0407035

IDENTIF. # REFERENCE

98 MAR -3 AM 10:45

No. 1260577