BOOK 10830 PG 50

Bo436

THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD LLP
200 Fourth Avenue North
Nashville, TN 37219-8985

WARRANTY DEED

Name and Address of New Owner:
Eileen K. Carell
741 Albar Drive
Nashville, Tn 37221

Send Tax Bills To:
New Owner

Street Address of Subject Property:
741 Albar Drive,
Nashville, TN 37221

Map Parcel
142-8-A-53.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **J. W. CARELL AND WIFE, JANET K. CARELL,** hereinafter called **"GRANTORS"**, have bargained and sold, and by these presents do transfer and convey unto **EILEEN K. CARELL,** hereinafter called **"GRANTEE"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

SEE SCHEDULE ATTACHED HERETO.

The conveyance of the above described parcel of land is subject to the following:

1. The Plan of record in Book 5050, page 48,Register's Office for Davidson County, Tennessee.

2. 1998, taxes, a lien but not yet due and payable.

3. The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-17-101, et seq., of Tennessee Code Annotated, and is subjct to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Section Three, Doral Country Villa, as of record in Book 5011, page 395, as amended in Book 5025, page 251, made applicable to Section III in Book 5119, page 749 and amended in Book 5124, page 167, 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 to the said GRANTEES, their heirs and assigns, forever, and GRANTORS do covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, theirs heirs and assigns to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

040998

IDENTIFICATION REFERENCE

98 MAR -9 PM 3:

WITNESS its hand this 6th day of March, 1998.

J. W. Carell

J. W. Carell

By: Douglas A. Brace, Attorney In Fact

Janet K. Carell

Janet K. Carell

By: Douglas A. Brace, Attorney In Fact

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

On this 6th day of March, 1998, before me personally appeared Douglas A. Brace to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purposes therein contained and who executed the foregoing instrument in behalf of J. W. Carell and wife, Janet K. Carell, and acknowledged that he executed the same as the free act and deed of the said J. W. Carell and wife, Janet K. Carell.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of March, 1998.

Mary Ann Selley
Notary Public

My commission expires:

MARY ANN SELLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Mary Ann Selley
My Commission Expires
November 24, 2001
STATE OF TENNESSEE

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater for this transfer is $80,000.00.

Affiant

Subscribed and sworn to before me, this the 6th day of March of 1998.

Mary Ann Selley
Notary Public
My commission expires:

MARY ANN SELLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

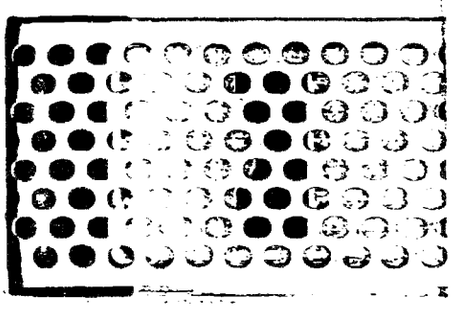
NOTARY PUBLIC
AT LARGE
Mary Ann Selley
My Commission Expires
November 24, 2001
STATE OF TENNESSEE

3245 03/09 0101 03CHECK 309.0

EXHIBIT A

Land in Davidson County, Tennessee, being Unit Number 46-A of Section Three, Doral Country Villa, a horizontal property regime established by Master Deed of record in Book 5011, page 395, as amended in Book 5015, page 251, made applicable to Section III in Book 5119, page 749 and amended in Book 5124, page 167, the Plat of which is of record in Plat Book 5050, page 48, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to J. W. Carell, married, by deed from Gail H. Rich-Johnson, formerly Gail H. Rich and husband, Sam Johnson, as of record in Book 9385, page 746, Register's Office for Davidson County, Tennessee.



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

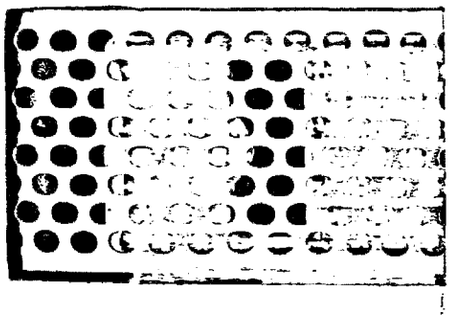
Book 10830 Pg 52-A-

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	80000.00
CON TX	296.00
PRFEE	1.00
WDEED	12.00
TOTAL	309.00
CHECK	309.00

RECEIPT IS NOT VALID UNLESS CHECK IS PAID BY BANK 03/09/98 01 BR 6001 3245



0409981

IDENTIFY A REFERENCE

98 MAR -9 PM 3:51

REGISTER

No. 1263646