BOOK 10836 PG 992

Prepared by and mail to: A. Harrison Johnson, Jr.
Attorney at Law
213 Fifth Avenue North
Nashville, TN 37219

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donna Morton	SAME	132-5-A/165(2)
(NAME)	(NAME)	
4227 Savannah Place		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 271,624.78.

Donna A. Morton
Affiant

Subscribed and sworn to before me, this the 12th day of March, 1998.

P. E. WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY EXP. 5-28-2000

(Affix Seal) Notary Public My Commission Expires: _____

(FOR REGISTER'S USE)

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS and other good and valuable considerations, the receipt of which from the undersigned **DONNA A. MORTON** (the "Grantee" herein) is hereby acknowledged, the undersigned **DUDLEY WARNER PROPERTIES, LLC**, a Tennessee limited liability company (the "Grantor" herein), has this day bargained and sold, and does hereby transfer and convey unto the said **DONNA A. MORTON** (the "Grantee" herein) and to her heirs, administrators, successors and assigns, all of its right, title and interest in and to the following real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being 4227 Savannah Place, as shown on Plat of record in Book 9700, page 235, Register's Office for Davidson County, Tennessee,(which modifies the Plan of Jewell Estates, as of record in Plat Book 9700, page 14, Register's Office for Davidson County, Tennessee), and being further described in Savannah Place Master Deed and Declaration of Covenants, Conditions and Restrictions of record in Book 10183, page 71, said Register's Office; together with a nonexclusive private easement for ingress and egress over and upon a private driveway constructed over and upon the strip of land running from the Savannah Place road frontage of Lot 5, Jewell Estates, back to 4227 Savannah Place, being that roadway easement reserved to the Owners of Lot 5, Jewell Estates, as described in Deed to Mark C. Black and wife, of record in Book 10052, page 8, said Register's Office; and together with that certain private utility easement described in the said deed to Mark C. Black and wife, of record in Book 10052, page 8, said Register's Office.

Being part of the property conveyed to:

Lot No.	Grantor	Grantee	Book/Page
1.	Hoffman, Ira L. etux	Warner, Dudley etux	5905/549
	George, David W. etux	Warner, Dudley	7002/741
	Shelby, Bille E.	Warner, Dudley II	5836/988
2.	Hoffman, Ira L. etux	Warner, Dudley etux	5905/549
3.	Hoffman, Ira L. etux	Warner, Dudley etux	5905/549
4.	Hoffman, Ira L. etux	Warner, Dudley etux	5905/549
	Richey, Jan P. etux	Warner, Dudley,II	5860/951
5.	Hoffman, Ira L. etux	Warner, Dudley etux	5905/549
	Richey, Jan P. etux	Warner, Dudley,II	5860/951

by deeds of record in the above Books and Pages in the Register's Office for said County. Being part of the same property conveyed to the Grantor herein by deed of record in Book 10052, page 1, said Register's Office.

This is improved property, known as No.4227 Savannah Place, Nashville, Tennessee 37204.

Further, this conveyance is subject to:

1. 1998 taxes, which have been prorated and assumed by Grantee.

2. Matters shown on any Plans or Plats of record in Book 9700, page 235, (including the private roadway serving Lot 5, Jewell Estates running from the public road shown as "Savannah Place", which is a common element of the Savannah Place Homeowners' Association) and Book 9700, page 14, and in Book 5190, page 699 and page 663, said Register's Office.

3. All covenants, conditions and restrictions and matters of record, and any restrictive covenants, including those shown on Book 1786, page 501, and in Book 1969, page 609, and in Book 2154, page 458, and in Book 3529, page 623, and in Book 10052, page 8, said Register's Office and any sewer easements, including that of record in Book 4100, page 127, said Register's Office.

4. This conveyance is subject to the matters shown on Plat of record in Book 9700, page 235, Register's Office for Davidson County, Tennessee, (which modifies the Plan of Jewell Estates, as of record in Plat Book 9700, page 14, Register's Office for Davidson County, Tennessee), and the matters, terms, conditions, covenants, liens, maintenance fees, assessments, and other charges, burdens, options, and other undertakings, the rights of others and the easements as set out in the Savannah Place Master Deed and Declaration of Covenants, Conditions and Restrictions of record in Book 10183, page 71, said Register's Office, as well as those set out in the accompanying Bylaws in Book 10183, page 112, said Register's Office.

5. The terms and conditions of the Horizontal Property Act of Tennessee, as amended.

By acceptance of this deed of conveyance, the Grantee agrees to abide by the terms and conditions of the Master Deed and Declaration for the Savannah Place Homeowners' Association, and all amendments thereto, the By-Laws, and the rules and regulations of the Savannah Place Homeowners' Association .

TO HAVE AND TO HOLD the said interest in said real estate, with the appurtenances, estate, title and interest thereto belonging to the said **DONNA A. MORTON** (the "Grantee" herein) and to her heirs, administrators, successors and assigns, forever.

And the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said interest in said real estate in fee simple; has a good right to convey it, and the same is unencumbered, except as herein set forth.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said interest in said real estate to the said Grantee, her heirs, administrators, successors 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. The terms and conditions hereof shall inure to the benefit of and bind the heirs, administrators, successors and assigns of the parties hereto.

[Signature Page Follows]

Witness our hands this 12th day of March, 1998.

DUDLEY WARNER PROPERTIES, LLC,
a Tennessee limited liability company

By: Dudley Warner, Chief Mgr.
Dudley Warner, its Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a notary public in and for said State and County, duly commissioned and qualified, personally appeared Dudley Warner, with whom I am personally acquainted (or proved to me on satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of DUDLEY WARNER PROPERTIES, LLC, a Tennessee limited liability company, the within named bargainor, a Tennessee limited liability company, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager.

WITNESS my hand and seal at Nashville, Tennessee, this 12th day of March, 1998.

Mary Ann Johnson
NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/27/01

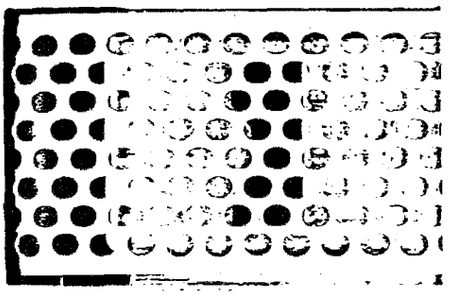
NOTARY PUBLIC

5529 03/13 0101 03CHECK 1096.01

98 MAR 13 PM 1:10
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE

04119149



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

RECEIVED OF _____

FOR _____

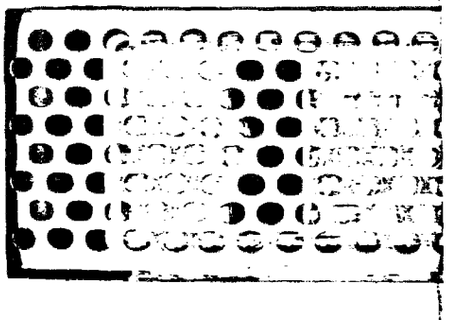
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
291624.78
CON TX 1079.01
PRFEE 1.00
WDEED 16.00
TOTAL 1096.01
CHECK 1096.01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 03/13/98 01 13:07 0001 5529



04119944
IDENTIF. ↑ REFERENCE

98 MAR 13 PM 1:10
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1265904

VOID

3-13-18

BOOK 10836 PG 997

BOOK 10836 PG 998

BOOK 10836 PG 999

VOID

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BOOK 10836 PG 997

BOOK 10836 PG 998

BOOK 10836 PG 999

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BOOK 10836 PG 998

BOOK 10836 PG 999