FTEC: Box 98

BOOK 10859 PG 19

THIS INSTRUMENT PREPARED BY AND

ADDRESS NEW OWNER:
Patricia C. McGinnis Trust
c/o Phyllis C. Benagh, Co-Trustee
106 Waterlily Lane
Georgetown, Texas 78628

SEND TAX BILL:
To New Owner

MAP AND PARCEL:
MAP 103-15-B
PARCEL 13CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the herein named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Patricia C. McGinnis, an unmarried individual ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto the Patricia C. McGinnis Trust ("Grantee"), its heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Unit No. 13 on the Plan of Lion's Head Condominiums, of record in Book 5200, Page 82, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Howard L. Gibson, by deed from Roy G. Skinner and wife, Shirley T. Skinner, of record in Book 7694, Page 243, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101, et. seq., of Tennessee Code Annotated, and is subject 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 limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Lion's Head Condominiums, of record in Book 5340, Page 70, Register's Office for Davidson County, Tennessee; and the By-Laws of record in Book 5342, Page 683, said Register's Office.

This is improved property known as 4487 Post Place, Unit 13, Nashville, Tennessee 37205. It is the same property conveyed by Howard L. Gibson by Warranty Deed dated July 26, 1995 to Grantor and recorded at Book 9742, Page 77, Register's Office for Davidson County, State of Tennessee.

This conveyance is made subject to real estate taxes for the current year, which have been assumed by Grantee, and such limitations, restrictions and easements as may affect the premises.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever; and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind herself, her heirs, successors and representatives, to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 2nd day of February, 1998.

Patricia C. McGinnis

Patricia C. McGinnis

STATE OF TEXAS §
§
COUNTY OF TRAVIS §

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Patricia C. McGinnis, unmarried, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official this the 2nd day of ~~January~~ February, 1998.

JACKIE L. MARTIGNAGO
MY COMMISSION EXPIRES
August 9, 1999

Jackie L. Martignago
Notary Public, State of Texas

98 MAR 30 AM 10:20
FELIX Z. MILLSOM II REGISTER
DAVIDSON COUNTY, TN.

04181.20
IDENTIF. A REFERENCE

STATE OF TEXAS §
§
COUNTY OF TRAVIS §

The actual value or consideration, whichever is greater, for this transfer is $130,000.00.

Patricia C. McGinnis

Affiant

Subscribed and sworn to before me this 5th day of ~~January~~ February, 1998.

2174 03/30 0101 CHECK 490.00

JACKIE L. MARTIGNAGO
MY COMMISSION EXPIRES
August 9, 1999

Jackie L. Martignago
Notary Public, State of Texas

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10859 PG 21

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
130000.00
CON TX 481.00
PRFEE 1.00
WDEED 8.00
[illegible] 490.00
CHECK 490.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/30/98 01 10:20 0001 2174

04 18 120
IDENTIF. ↑ REFERENCE

98 MAR 30 AM 10:20

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1272447