BOOK 10872 PG 947

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 $ 69,000.00

Affiant

Subscribed and sworn to before me, this 30th day of March 1998

Notary Public

My Commission Expires: 9-24-2001

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
BRAD DANIEL 900 19th Avenue, South #507 Nashville, Tennessee 37212	Brad Daniel 1204 17th Avenue, South Nashville, Tennessee 37212	MAP 92-16 B PARCEL 56

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SIXTY NINE THOUSAND AND NO/100---------- ---------- ($ 69,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee s, the receipt of which is hereby acknowledged, I, ALICE KELLY, UNMARRIED hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto BRAD DANIEL AND WIFE, JULIE L. DANIEL hereinafter called the Grantee s, 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

Alice Kelly being one and the same person as Alice F. Kelly

IDENTIF. & REFERENCE 042173I

98 APR -6 AM 8:16

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

This is improved property known as 900 19th Avenue, South #507, Nashville, Tennessee 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE s, their heirs and assigns, forever.

GRANTOR covenant s with the said GRANTEEs that she is lawfully seized and possessed of said land in fee simple, ha s 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 University Square Condominiums of record in Book 6900, page 124, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind_s_ herself___, her___ 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 _I__ have hereunto set _my_ hand___on this the __30th__ day of ____March_____, 19 98 .

ALICE KELLY

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 ALICE KELLY, 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 instrument for the purposes therein contained.

Witness my hand and official seal this __30th_ day of ____March_____, 19 98 .

My Commission Expires: September 29, 2001

Notary Public

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

5951 04/06 0101 03CHECK 288.30

EXHIBIT "A"

LEGAL DESCRIPTION

A tract or parcel of land in Davidson County, Tennessee, as follows: Being Unit No. 507, Level 7, of University Square Condominium Apartments, as established by Master Deed of record in Book 7051, page 529, Register's Office for said County, as amended in Book 7119, page 884, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in "Exhibit A" of said Master Deed, and as shown on the Plan of University Square Condominium Apartments of record in Book 6900, page 124, said Register's Office, to all of which reference is here made.

Being the same property conveyed to Alice F. Kelly, by deed from Arthur Blanch and wife, Berice Blanch, of record in Book 9404, page 855, Register's Office for said County.

This conveyance also transfers parking space P3S - 14.

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 69000.00
CON TX 255.30
PRFEE 1.00
WDEED 12.00
TOTAL 268.30
CHECK 268.30

04/06/98 01 08:16 0001 5951

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98 APR -6 AM 8:16

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0421731
IDENTIF. ▲ REFERENCE

No.1276194