File Box 9-B
First Title and
Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty. BOOK 10890 PG 82
2000 Richard Jones Road, Ste 110
Nashville, Tennessee 37215

#15455

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MARGUERITE S. WILDNER (NAME)	NEW OWNER (NAME)	~~MAP 103-15-B~~
4487 Post Place, Unit 13 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	~~PARCEL 13.00 CO~~
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	~~PB# 8DA 61312~~

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, PHYLLIS C. BENAGH AND PATRICK C. MCGINNIS, CO-TRUSTEES OF THE PATRICIA C. MCGINNIS TRUST U/A DATED FEBRUARY 2, 1998

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARGUERITE S. WILDNER, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Unit 13 on the Plan of Lions Head Condominium Apartments of record in Plat Book 5200, page 82, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Lions Head Condominium, a horizontal property regime established by Master Deed and By-Laws of record in Book 5340, page 70, corrected in Book 5342, page 683, said Register's Office.

Being the same property conveyed to Patricia C. McGinnis Trust by deed from Patricia C. McGinnis, an unmarried individual of record in Book 10859, page 19, said Register's Office.

This conveyance is made subject to: (1) Taxes for 1998 which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 5340, page 70, corrected in Book 5342, page 683; (3) Charter of record in Book 5342, page 2; (4) Easements of record in Book 6909, page 212, Book 7196, page 827, Book 3324, page 527, Book 3376, page 102, Book 3969, page 788, Book 4995, page 32, and in Book 4889, page 140; and (5) All matters appearing on the plan of record in Plat Book 5200, page 82, Register's Office for Davidson County, Tennessee.

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.
98 APR 20 AM 10:21
0426581
IDENTIFICATION REFERENCE

unimproved ( )
This is improved (XX) property, known as 4487 Post Place, Unit 13, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 13th day of April, 1998

Phyllis C Benagh
BY: PHYLLIS C. BENAGH, CO-TRUSTEE

Patrick C. McGinnis
BY: PATRICK C. MCGINNIS, CO-TRUSTEE

BOOK 10890 PG 83

STATE OF ~~TENNESSEE~~ TEXAS
COUNTY OF ~~Davidson~~ WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PHYLLIS C. BENAGH, TRUSTEE

with whom I am personally acquainted, and who acknowledged that She executed the within instrument for the purposes therein contained.

Witness my hand at office, this 10th day of April, 19 98.

My commission expires YVONNE D. MOKOFSKY MY COMMISSION EXPIRES March 5, 2001 Notary Public Yvonne D. Mokofsky

STATE OF TEXAS
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF CALIFORNIA
COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATRICK C. MCGINNIS, TRUSTEE, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at Office, this 13th day of April, 1998.

Notary Public

My Commission Expires: 5-17-98

BRENDA BERGMAN Comm. # 1026358 NOTARY PUBLIC - CALIFORNIA Los Angeles County My Comm. Expires May 17, 1998

5213 04/20 0101 03CHECK 545.50

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 145,000.00

Marguerite S. Wildner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF April, 1998

MY COMMISSION EXPIRES: 9/23/2001 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM PATRICIA C. MCGINNIS TRUST

TO MARGUERITE S. WILDNER

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

BOOK 10890 PG 84

FOR _____

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	AMT	TOTAL PAID
					145000.00
				CON TX	536.50
				PRFEE	1.00
				WDEED	8.00
				TOTAL	545.50
				CHECK	545.50

04/20/98 01 10:22 0001 5213

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0426581

IDENTIFICATION REFERENCE

98 APR 20 AM 10:21

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1281358