BOOK 10903 PG 153

Box 35

WARRANTY DEED

File No: 00286667

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Margaret J. Lanius	Same	Map 104-06-0-A
[NAME]	[NAME]	
3415 West End Avenue #301		Parcel 13
[STREET ADDRESS OR ROUTE NUMBER]	[STREET ADDRESS]	
Nashville, TN 37203		
[CITY] [STATE] [ZIP]	[CITY] [STATE] [ZIP]	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------($10.00) Dollars, cash in hand paid by Grantee(s) and other good and valuable consideration accepted as cash the receipt and sufficiency of which are hereby acknowledged.

Gail Greenfield, Administratrix C.T.A. of the Estate of Helen M. Sprouse, deceased

have this day bargained and sold, and do hereby transfer and convey unto the said Margaret J. Lanius, unmarried

the Grantees herein, their (successors), heirs and assigns, certain real estate in DAVIDSON County Tennessee, as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

STATE OF Tennessee
COUNTY OF Williamson

} The actual consideration or value which ever is greater, for this transfer is $ 106,000.00

Subscribed and sworn to before me this the 24TH day of APRIL, 19 98.

Affiant

Notary Public

My Commission Expires: 09/08/01 [Affix Seal]

Linda V. Jones

NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

My Commission Expires SEPT. 8, 2001

unimproved ( )

This is improved (X) property known as 3415 West End Avenue, #301, Nashville
[House Number] [Street] [P.O. Address] [City or Town]

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenants that we are lawfully seized and possessed of real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, out heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons. said warranties made in grantor's capacity as Administratrix only and not personally.

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.

Witness our hands this 24TH day of APRIL, 19 98, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Gail G. Greenfield, Administratrix CTA

Gail Greenfield

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me Linda V. Jones, a Notary Public in and for said County and State Gail Greenfield, Administratrix C.T.A. of the Estate of Helen M. Sprouse, deceased

the within named bargainor(s), 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 at Williamson COUNTY, Tennessee, this 24TH day of APRIL, 19 98.

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

Linda V. Jones Notary Public

Commission expires 09/08/01

STATE OF
COUNTY OF

My Commission Expires SEPT. 8, 2001

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be _____ of the _____, the within named bargainor, a corporation, and that _____ as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19 _____.

_____ Notary Public

Commission expires _____

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH B. PITT, JR., ATTORNEY
414 UNION STREET, SUITE 1800
NASHVILLE, TN 37219

WARRANTY DEED

FROM

_____

TO

_____

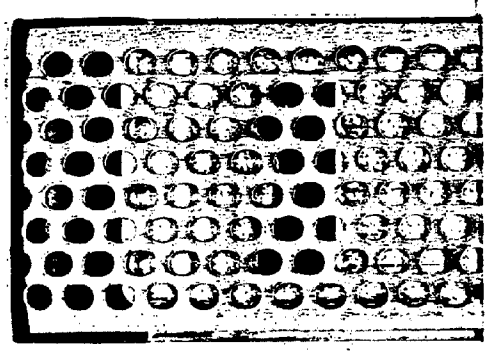
_____

Compliments of
Chicago Title Insurance Company
First Floor - First American Center
Phone 225-4631
NASHVILLE, TENNESSEE 37238

Land in Davidson County, Tennessee, being Unit No. 301 on the Plan of Continental Condominiums of record in Plat Book 5200, page 399, as amended in Book 6135, page 788, and in Book 6435, page 549, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Helen M. Sprouse by deed from Ross I. Evans, Jr., Trustee, with full power to transfer, assign, convey, mortgage, encumber or otherwise deal with said real estate without the joinder of any beneficiary, of record in Book 6133, page 738, Register's Office for Davidson County, Tennessee. The said Helen M. Sprouse having since died testate on June 16, 1997, and Letters of Administration c.t.a. having been issued in Docket No. 97P-986 in the Probate Court of Davidson County, Tennessee, naming Gail G. Greenfield as Administratrix C.T.A. of said decedent's estate.

04304467
IDENTIFICATION REFERENCE
98 APR 28 AM 10:09
FELIX E. LANIER III REGISTER
DAVIDSON COUNTY, TN.
9271 04/28 0101 03CHECK



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

RECEIVED OF _____

FOR _____

BOOK 10903 PG 156

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

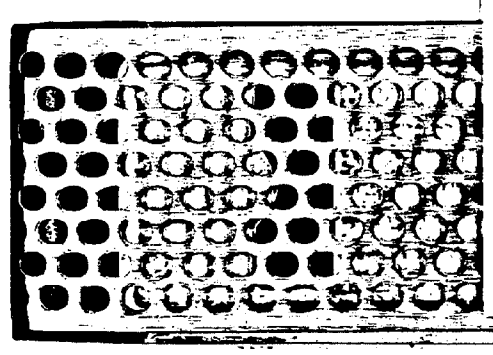
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
106000.00

CON TX	392.20
PRFEE	1.00
WDEED	12.00
TOTAL	405.20
CHECK	405.20

04/28/98 01 10:11 0001 9371

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0430467
IDENTIF. & REFERENCE
98 APR 28 AM 10:09
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No.1285470