BOX 44

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $49,000.00. Phillip M. Lee Jr. **Affiant** Subscribed and sworn to before me, this 30th day of April, 1998. Notary Public My Commission Expires: 4/30/99

Address New Owner As Follows:
Phillip M. Lee, Jr.
3600 Hillsboro Pike, #G-5
Nashville, TN 37215

Send Tax Bills To:
Chase Manhattan Mortgage Co.

Map-Parcel Number:
117-11-B-101.00CO
7DA 90200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT L. BABB,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **PHILLIP M. LEE, JR., UNMARRIED,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 5, Building G, on the Plan of The Villager East, Revised, of record in Book 5200, page 235, Register's Office for said County, and which plan and record thereof are incorporated herein and made a part hereof by reference.

There is conveyed with the above described individual condominium unit an undivided interest in and to the general and/or restricted common areas and facilities of The Villager East, Revised, as said areas are set forth and defined in Master Deed of record in Book 5457, page 298, as corrected in Book 5553, page 336, all in the Register's Office for Davidson County, Tennessee, and to which reference is hreby made for more particulars.

Being the same property conveyed to Robert L. Babb by deed from Villager East Homeowners Association, Inc., of record in Book 9359, page 400, Register's Office for Davidson County, Tennessee.

Subject property is not the usual place of residence of the Grantor or his spouse.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 1998 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Master Deed establishing a Horizontal Property Regime, of record in Book 5457, page 298, as corrected in Book 5553, page 336, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 5200, page 235, Register's Office for said County.

4. Easement granted to Metropolitan Government of Nashville and Davidson County, Tennessee, for sanitary sewers and/or storm drainage, of record in Book 4110, page 245, Register's Office for Davidson County, Tennessee.

5. Rights of others in and to the common elements.

This is improved property known as 3600 Hillsboro Pike, #G-5, Nashville, TN 37215.

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, his heirs and assigns, forever; and I covenant with the said Grantee that I am 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 further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 30th day of April, 1998.

Robert L. Babb

1286 05/01 0101 03CHECK 190.30

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ROBERT L. BABB,** the within named bargainor, 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 30th day of April, 1998.

Notary Public

My Commission Expires: 4/27/99

98 MAY -1 PM 12:21
WILSON LEE REGISTER
DAVIDSON COUNTY, TN.
IDENTIF. & REFERENCE
04 32236

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

RECEIVED OF _____

FOR _____

BOOK 10910 PG 428

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	49000.00
			CON TX	181.30
			PRFEE	1.00
			MDEED	8.00
			TOTAL	190.30
			CHECK	190.30
05/01/98	01		12:23 0001	1286

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04322236
IDENTIF. # REFERENCE

98 MAY -1 PM 12:21
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1287366