Prepared by:
Amy R. Cross
Attorney at Law
7065 Moore's Lane
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $117,000.00

Affiant

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

Notary Public
My commission expires 5/8/99

AMY R. CROSS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENNESSEE My Commission Expires 5/8/99

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Address of New Owner:	Send Tax Bills to:	Tax Information
Alma A. and Tricia A. Owens	First Trust Mortgage	161-14-0 [illegible]
115 Highland Villa Drive	5115 Maryland Way	
Nashville, TN 37211	Brentwood, TN 37027	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, Margaret C. Strickland, an unmarried person, hereinafter called the Grantor(s), have bargained and sold, and do hereby transfer and convey unto Alma A. A. Owens and Tricia A. Owens, both unmarried and as joint tenants with right of survivorship , 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:

A certain condominium apartment in Davidson County, Tennessee described as follows: Unit No. 115 on the Plan of the condominium site of Highland Villa Condominiums, a Horizontal Property Regime located in Davidson County, Tennessee and described in the Master Deed of record in Book 7278, page 312, amended in Book 7347, page 717 Book 7352, Page 630, Book ;7467, page 850, Book 7479, page 153, Book 7600, page 361, Book 8090, page 537, Book 8131, Page 95 Book 8173, Page 84 Book 8199, Page 149, Book 8765, page 610, and Book 10871, page 232 said Register's office to which reference is made and further described on the plat appended thereto. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Highland Villa Condominiums contained in the Master Deed and By-Laws appended thereto and recorded in Book 7278, page 334 and as amended in Book 8090, page 537; Book 813, Page 95; Book 8658, page 595; Book 9730, page 265; Book 9730, Page 268 and Book 9730, page 271, Register's Office for said county, Tennessee are incorporated in this deed by reference and made a part hereof the same a though copied herein.

Being the same property conveyed to Margaret C. Strickland by deed from Tammy L. Tyner of record in Book 9063, page 873, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 1998 taxes which are current due and payable and subsequent years, which are not yet due and payable. 2) Charter of Highland Villa Homeowner's Association of record in Book 7278 Page 310. 3) By-Laws of Highland Villa Homeowner's Association of record in Book 7278, Page 334 and as amended in Book 8090, page 537; Book 8131, page 95; Book 8658, page 595; Book 9730, page 265; Book 9739, page 268, and Book 9730, page 271. 4) The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements rights, and interest 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 building thereon; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in Master Deed establishing a Horizontal Property Regime of Highland Villa Condominiums, and recorded in Book 7278, Page 312, and amended in Book 7347, page 717; Book 7352, page 630; Book 7467, page 859; Book 7470, page 153; Book 7600, page 361; Book 8173, page 84; Book 8199, page 149; Book 8765, page 610; and Book 10871, page 232 Register's Office for DAVIDSON, County, Tennessee. 5) Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, power of attorney, and limitations on title, created by the Tennessee "Horizontal Property Act: Tennessee Code Annotated and as set forth in the Master Deed recorded in Book 7278, page 312 and as amended in as set forth above.

This property is improved property known as 115 Highland Villa Drive Nashville, TN 37211

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their 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.

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

2279 05/04 0101 03CHECK 441.90

Margaret C. Strickland

Margaret C. Strickland

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.
98 MAY -4 PM 3:27

IDENTIFICATION REFERENCE
04331199

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Margaret C. Strickland, the 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 Brentwood, Tennessee, this 30th day of April, 1998.

Notary Public

AMY R. CROSS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE
My Commission Expires 5/8/99

My Commission expires: 5/8/99

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

RECEIVED OF _____

FOR _____

BOOK 10914 PG 169

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 117000.00
				CON TX 432.90
				PRFEE 1.00
				MDEED 8.00
				TOTAL 441.90
				CHECK 441.90
05/04/98	01			15:29 0001 2279

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0433199
IDENTIF. # REFERENCE
98 MAY -4 PM 3:27
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1288350