BOOK 10 PG 1

This Instrument was prepared by Porch, Peeler, Williams and Thomason, Lawyers, 102 South Court Square, Waverly, Tennessee 37185. The name and address of the new owner and to whom the tax statement should be sent is Paula J. Martin, Trustee, 354 Ardsley Place, Nashville TN 37215.

The property is identified on the records of the Tax Assessor of Davidson County as Map 131-05, Group C, Parcel 354.

I hereby swear, or affirm, that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $196,900.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Trustee

Affiant

Subscribed and sworn to before me this the 11th day of May, 1998.

Notary Public

My Commission Expires:

5-14-2001

ROBERT L. THOMASON, JR.
ATTORNEY AT LAW
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
OFFICIAL SEAL

WARRANTY DEED

For and in consideration of the sum of One Hundred Ninety Six Thousand Nine Hundred Dollars ($196,900.00), cash in hand paid, the receipt of which is hereby acknowledged, we, PHILIP CANNADY and wife, JANICE CANNADY, this date have bargained and sold, and by these presents do transfer and convey unto PAULA J. MARTIN, TRUSTEE, with full power to sell, transfer, encumber, mortgage and convey without joinder of beneficiary, her successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, as follows:

> A part of the Hillsborough Condominiums tract as shown on a plat of record in Book 6250, page 699, Register's Office for Davidson County, Tennessee, said part conveyed being:
>
> Unit No. 354 on the said section plat, as shown in and described by the Master Deed Establishing Horizontal Property Regime with respect to the Hillsborough Condominium, including the Plan and the Administrative Bylaws thereunto attached and exhibited of record in Book 6822, page 721, Register's Office of Davidson County, Tennessee.

Together with each and all of the rights, privileges and appurtenance thereunto belonging as set forth in said Master Deed, Plan and Administrative Bylaws, including without limitation such unit's undivided percentage interest in the land and general common elements.

Subject, however, to all of the provisions, conditions, restrictions, options, burdens and undertaking contained in the Master Deed, the Plant and Administrative Bylaws thereunto attached and to the Rules and Regulations all of which the Buyer does assume and agrees to observe and perform, including, but not limited to the payment of assessment.

BEING the same property conveyed to Philip Cannady and wife, Janice Cannady by deed of record in Book 8494, page 10, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Terms and provisions of the Master Deed and Bylaws of record in Book 6822, page 721, Register's Office of Davidson County, Tennessee.

2. The Plan of record in Book 6250, page 699, said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

3. Restrictive covenants of record in Book 6674, page 583; Easements of record in Book 6702, page 330, Book 4378, page 710, Book 4161, page 814, Book 6229, page 484, Book 4403, page 627, Book 6303, page 601, Book 4377, page 710 in the above referenced plan, Master Deed and By-Laws including assessment of association dues.

This is improved property known as 354 Ardsley Place, 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 PAULA J. MARTIN, TRUSTEE, with full power to sell, transfer, encumber, mortgage and convey without joinder of beneficiary, her successors and assigns, forever.

And we do covenant with the said PAULA J. MARTIN, TRUSTEE, 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, except as set forth above. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said PAULA J. MARTIN, TRUSTEE, her successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 11th day of May, 1998.

Philip Cannady

Janice Cannady

STATE OF TENNESSEE)
)
COUNTY OF HUMPHREYS)

Personally appeared before me, a Notary Public in and for said County and State, the within named PHILIP CANNADY and wife, JANICE CANNADY, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Waverly, Tennessee, this 11th day of May, 1998.

Notary Public

My Commission Expires:

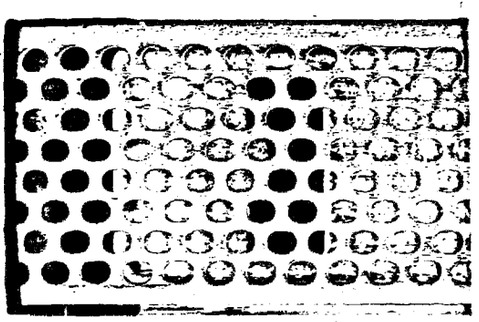
5-14-2001

HERBERT L. THOMASON, JR.
ATTORNEY AT LAW
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
OFFICIAL SEAL

0437699
IDENTIF. # REFERENCE
98 MAY 13 PM 3:41
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

7066 05/13 0101 03CHECK

N:\M\MARTIN\PAULA\REALEST\131-05-CWDEED.1



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

RECEIVED OF _____

FOR _____

BOOK 10930 PG 800

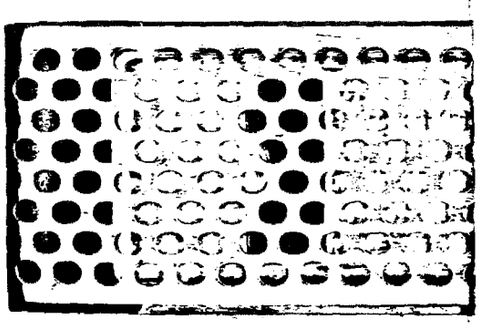
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 196900.00
CON TX 728.53
PRFEE 1.00
WDEED 12.00
TOTAL 741.53
CHECK 741.53

05/13/98 01 15:46 0001 7066

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0437699
IDENTIF. & REFERENCE

98 MAY 13 PM 3:41
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1293080