PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@worldnet.att.net

BOOK 10949 PG 777

W & I Ref: (sk) Title No: 39993
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
George L. Arnett 312 Post Creek Road Nashville, TN 37221	Southtrust Mortgage Corporation 5409 Maryland Way, Suite 100 Brentwood, TN 37027

TAX MAP-PARCEL NUMBERS: 128-15-B-312

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 99,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Russell Dale Guier, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **George L. Arnett,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 312 on the plan of Post House-Bellevue Condominium Phase Two shown as Exhibit "B" to the Master Deed, of record in Book 6846, page 811, said Register's Office, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Russell Dale Guier, an unmarried person, by deed from Sandra J. Foster of record in Book 9149, page 631, said Register's Office.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 1998, and subsequent years; Exhibit "B" to the Master Deed and By-Laws, with Owner's Certificate, of record in Plat Book 6846, Page 811, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan and record thereof are incorporated herein and made a part hereof by reference: The provisions of the condominium Master Deed of record in Book 6838, page 445, Book 6846, page 811, Book 6846, page 816, Book 6846, page 821, Book 8044, page 195, Book 8047, page 867, Book 8101, page 562 and Book 8626, page 588, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 312 Post Creek Road, Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 27th day of May, 1998. BOOK 10949 PG 778

Russell Guier
Russell Dale Guier

Cindy Guier

State of Tennessee
County of Davidson

On this 27th day of May, 1998, before me the undersigned authority, personally appeared **Russell Dale Guier** & Cindy Guier, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 99,000.00

Affiant

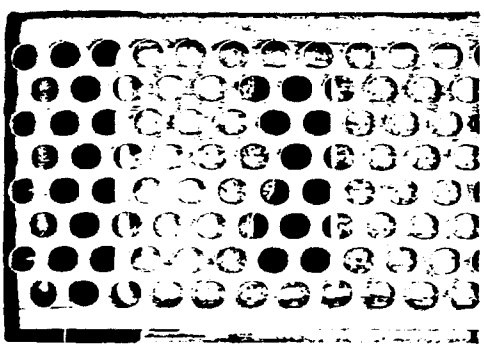
Sworn and subscribed before me on the 27th day of May, 1998.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____ Notary Public

0443130
IDENTIF. & REFERENCE
98 MAY 28 PM 3:45
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

Widoc: Deed Wty—12192



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

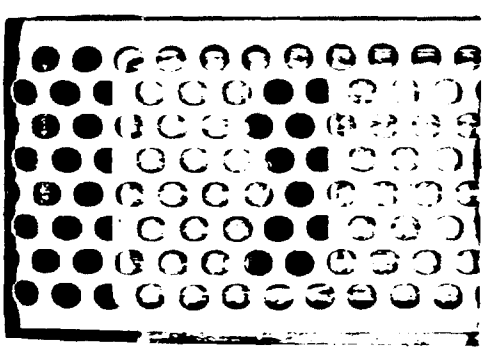
BOOK 10949 PG 779

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

DRFT $95000.00
CON TX $66.00
PRFEE 1.00
MDEED 8.00
TOTAL $75.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK $75.00



04431 30
IDENTIF. # REFERENCE

98 MAY 28 PM 3:45
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1298788