Bk 50-B

14

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

BOOK 10951 PG 832

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 157,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
27th DAY OF May 19 98
Notary Public
MY COMMISSION EXPIRES: 5-28-2002
(AFFIX SEAL)

JUNE E. ATKINSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John David Fitzgerald III (NAME)	SunTrust Bank, Nashville, N.A. (NAME)	MAP 104-09-K
3818 West End Avenue, #207 (ADDRESS)	P.O. Box 305110 (ADDRESS)	PARCEL 207
Nashville, Tennessee 37205 (CITY) (STATE) (ZIP)	Nashville, TN 37230 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Murray T. Polk, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John David Fitzgerald III, an unmarried person

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 207, The Montclair, as described in the Master Deed establishing Horizontal Property Regime of the Montclair, of record in Book 7332, page 380, Register's Office for Davidson County, Tennessee, as amended by instrument of record in Book 7902, page 113, said Register's Office, together with an undivided interest in the common elements appurtenant to such unit, as described in said Master Deed, as amended.

Being the same property conveyed to Murray T. Polk, unmarried, by deed from Peggy L. Flynn, unmarried of record in Book 9717, page 981, Register's Office for Davidson County, Tennessee.

98 MAY 29 PM 2:51
[illegible] REGISTER
DAVIDSON COUNTY, TN.

044354

IDENTIF. & REFERENCE

unimproved ( )
This is improved (X) property, known as 3818 West End Avenue, #207, Nashville, Tennessee 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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.

3263 05/29/98 01:03PM CHECK
589.90

Witness my hand this 27th day of May 19 98

Murray T. Polk

Murray T. Polk

Book 10951 Page 833

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Murray T. Polk, an unmarried person

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 27th day of May 19 98.

Commission expires 5-29-2000

June E. Atkinson
Notary Public

JUNE E. ATKINSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

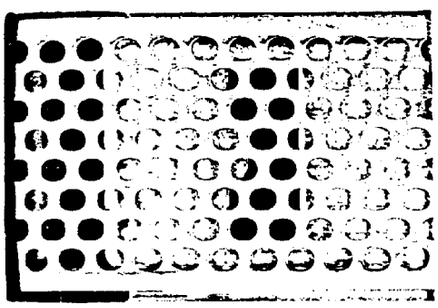
STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public



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

RECEIVED OF _____

FOR _____ BOOK 10951 PG 834

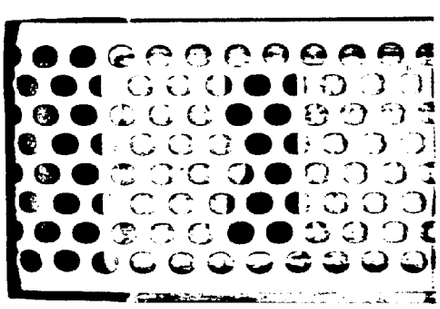
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 157000.00
CON TX 580.90
PRFEE 1.00
MTGEE 8.00
TOTAL 589.90
CHECK 589.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/29/98 01 14:53 0001 3263



0443544
IDENTIF. # REFERENCE

98 MAY 29 PM 2:51

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1299209