56 P/5

BOOK 10965 PG 896

WARRANTY DEED

MARTHA ANN BRADSLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 1999

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 125,000.00
Jason McClimans Laura Calhoun
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
1st DAY OF June 19 98

Martha Ann Bradsley
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JASON McCLIMANS (NAME)	CAPITAL BANK AND TRUST COMPANY (NAME)	MAP 118-09-0-A
3311 Lealand Lane, #4 (ADDRESS)	1820 West End Avenue (ADDRESS)	PARCEL 004CO
Nashville, TN 37204-3238 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (CITY) (STATE) (ZIP)	FB #16DA-40211

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, WILLIAM H. CHANEY, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JASON McCLIMANS and LAURA LYNN CALHOUN, BOTH UNMARRIED

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 Lot No, Townhouse No. 4, of Hawthorne Square Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6341, Page 640, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Hawthorne Square Condominiums, as shown on Exhibit "A" to the Master Deed of record in Book 6250, Page 422, said Register's Office, for a more complete identification and description of such unit.

BEING the same property conveyed to William H. Chaney, unmarried, by Deed from Phillip J. Mize, unmarried, of record in Book 9380, Page 680, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all 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

Legal continued on Page 2

This is improved (X) unimproved ( ) property, known as 3311 Lealand Lane, #4, Nashville, TN 37204-3238
(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.

Witness my hand this 1st day of June 1998

WILLIAM H. CHANEY
William H. Chaney

98 JUN -5 PM 3:38
WILLIAM R. HICKERSON REGISTER
DAVIDSON COUNTY, TN.

0447171

INCIDENTAL TO REFERENCE

DCTN01WC

BOOK 10965 PG 897

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 WILLIAM H. CHANEY, UNMARRIED

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 Brentwood, Tennessee, this 1st day of June 1998.

Commission expires ____

Notary Public

MARTHA ANN BEASLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 1999

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

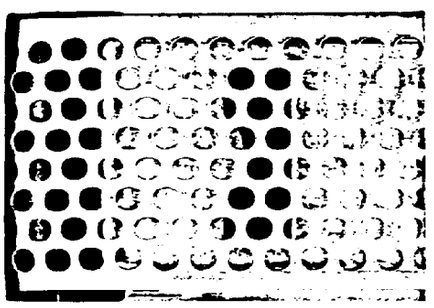
Legal continued from Page 1

thereof; and is subject to the By-Laws for the administration thereof of record in Book 6341, Page 676, said Register's Office; 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, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Hawthorne Square Condominiums, as aforesaid; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

7137 06/05 0101 03CHECK 471.50

DCTN01WC

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



RECEIVED OF _____

FOR _____

BOOK 10965 PG 898

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

MAMT 125000.00
ERR CO
MAMT 125000.00-
CAMT 125000.00
CON TX 462.50
PRFEE 1.00
WDEED 8.00
TOTAL 471.50
CHECK 471.50

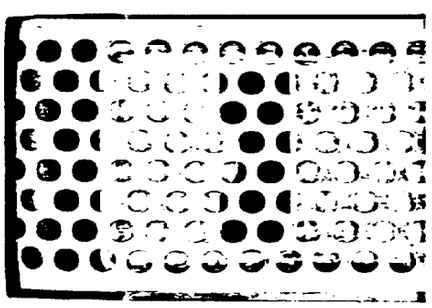
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/05/98 01 15:41 0001 7137

044717.1
IDENTIF. # REFERENCE

98 JUN -5 PM 3:38

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.



No. 1303036