SIDWELL & BARRETT, P.C.
121 1st Avenue South Suite 200
Franklin, TN 37064

0451869
IDENTIF. ↑ REFERENCE

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

W & I Ref: (sk) Title No: 40034
Dav. Co. File: Box 8

98 JUN 17 PM 3:31
REGISTER
DAVIDSON COUNTY, TN.
MAIL ENV.

BOOK 10981 PG 80

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Eddie Taylor 370 Wallace Road Nashville, TN 37211	SAME

TAX MAP-PARCEL NUMBERS: 147-03-B-041

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 30,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michael Z. Rabin, a married man,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Eddie Taylor,** 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 Condominium Apartment in Davidson County, Tennessee, being Unit No. D-20 of Southern Hills Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit A-2 to the Master Deed of record in Book 6594, Page 502 as amended in Book 7044, Page 209, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

BEING the same property conveyed to Michael Z. Rabin, an unmarried person by deed from Freeman Webb Developers, Inc. a Tennessee Corporation of record in Book 6640, Page 378, Register's Office for said County. The said Michael Z. Rabin has since been married. Katharine R. Rabin joins in this conveyance strictly to convey any and all marital interest she may have in the above described property.

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

This conveyance is subject to: Taxes for 1998, and subsequent years; Exhibit "A-2" to the Master Deed, with Owner's Certificate, of record in Plat Book 6594, Page 502 and amended in Book 7044, page 209, 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 6594, page 502 as amended in Book 7044, page 209, 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 instrument is executed on behalf of Michael Z. Rabin and Katharine R. Rabin by Lois Knight as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 370 Wallace Road, 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, 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 15th day of June, 1998.

Michael Z. Rabin by Lois Knight Atty. in Fact
Michael Z. Rabin, By: Lois Knight, Atty-In-Fact

Katharine R. Rabin by Lois Knight Atty. in Fact
Katharine R. Rabin, By: Lois Knight, Atty-In-Fact

State of Tennessee
County of Davidson

On this 15th day of June, 1998, before me the undersigned authority, personally appeared Lois Knight, 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.

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: $ 30000.00

Eddie Taylor
Affiant

Sworn and subscribed before me on the 15th day of June, 1998.

DONALD F. BARRETT JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN

Notary Public

My Commission Expires: 11/19/01

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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 **Lois Knight**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Michael Z. Rabin and Katharine R. Rabin**, as Attorney-in-Fact, as a free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this the 15th day of June, 1998.

Notary Public

My Commission Expires: 5-28-2000

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

EXHIBIT "A"
To
WARRANTY DEED

FROM: Michael Z. Rabin and Katharine R. Rabin

TO: Eddie Taylor

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Lois Knight, Affiant

Sworn to and subscribed before me this
15th day of June, 1998.

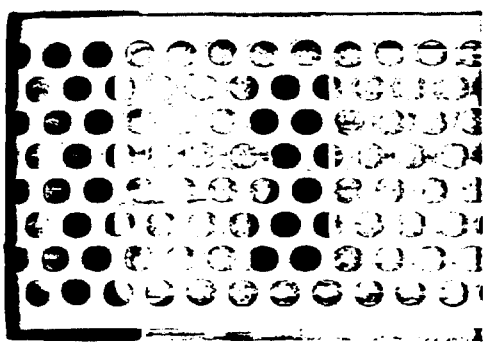
Notary Public

My Commission Expires:

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

2218 06/17 0101 03CHECK 124.00

Wldoc: PAS Exhib WD—9/91



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

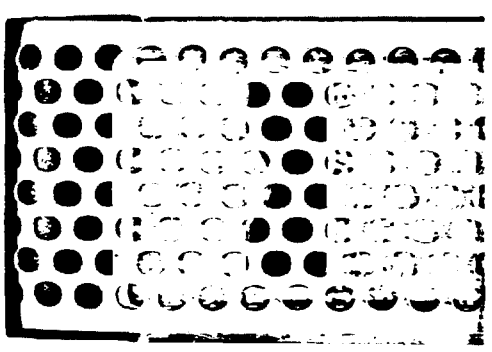
BOOK 10981 PG 83

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 30000.00
CON TX 111.00
PRFEE 1.00
MDEED 12.00
TOTAL 124.00
CHECK 124.00

06/17/98 01 15:30 0001 2218

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0451869
IDENTIF. ✦ REFERENCE
98 JUN 17 PM 3:31
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1308068