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

BK 10989 PG 441

W & I Ref: (sk) Title No: 40047
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Mabel Y. Poole 9 Albemarle Drive, NW Atlanta, Georgia 30327-1856	SAME

TAX MAP-PARCEL NUMBERS: **104-11-M-001**

98 JUN 24 AM 9:32

01514218

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 111,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **A.S. Mann, LLC, a limited liability corporation** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mabel Y. Poole,** 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. 1 of Chardonnay Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 6789, Page 462, 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 A. S. Mann, LLC by deed from Everett Randall Henderson, III of record in Book 10124, Page 549, Register's Office for Davidson County, Tennessee.

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

This is improved property, known as: 2115 Acklen Ave #1, Nashville, TN 37212

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.

A.S. Mann, LLC

BY: _____
Robin L. Henderson, Member

A.S. Mann, LLC

BY: _____
S. Fleming Wilt, Member

BOOK 10989 PG 442

State of Tennessee
County of Davidson

On this 15th day of June, 1998, before me the undersigned authority, personally appeared **Robin L. Henderson and S. Fleming Wilt**, to me known (or proved to me on the basis of satisfactory evidence) to be the members of A.S. Mann, LLC, a limited liability corporation, and that they as such Members, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability corporation by themselves as such Members.

My Commission Expires: _____

CHRISTY ANN SIVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

_____
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: $ 111000.00

_____
Affiant

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

My Commission Expires: _____

CHRISTY ANN SIVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

_____
Notary Public

4798 06/24 0101 03CHECK 419.70

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10989 PG 443

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	111000.00
			CON TX	410.70
			PRFEE	1.00
			WDEED	8.00
			TOTAL	419.70
			CHECK	419.70
06/24/98	01	09:32	0001	4798

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

045248

IDENTIFICATION REFERENCE

98 JUN 24 AM 9:32

No. 1310611