BOOK 11045 PAGE 146

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Sheliah Wall 4500 Post Road Unit No. F-66 Nashville, Tennessee 37205	Map 103-14-A Parcel 66	Same
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (RPT) 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One and No/100 Dollars ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **CHARLES O. MANN**, an unmarried person (the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey to **SHELIAH WALL**, an unmarried person (the "**Grantee**"), Grantee's heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, is made expressly subject to (a) the matters herein stated, and (b) the matters set forth in Exhibit B attached hereto and incorporated by reference herein for all purposes (the "**Permitted Exceptions**").

This is improved property, known as 4500 Post Road, Unit No. F-66, Nashville, Tennessee 37205. The property is used for commercial purposes and it is not the usual place of residence of Grantor.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property, and that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds himself to warrant and forever defend the title to the Property to the Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except that no warranty is made as to the amount of acreage in the Property.

98 JUL 31 PM 2:45
FELIX Z. ELLSMILL REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0469362

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $170,000.00

Affiant

Subscribed and sworn to before me this 31st day of July, 1998.

Notary Public
My Commission Expires:

BARBARA S. WILLIAMS
Notary Public, Davidson Co. TN
My Comm. Expires May 30, 1999

0501667.01
999088-002 07/31/98

IN WITNESS WHEREOF, the Grantor has executed this Deed as of the 31st day of July, 1998.

CHARLES O. MANN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Barbara S. Williams, the undersigned, a Notary Public in and for said County and State, the within named CHARLES O. MANN, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Davidson County, Tennessee, this the 31st day of July, 1998.

Barbara S Williams
NOTARY PUBLIC

BARBARA S. WILLIAMS
Notary Public, Davidson Co. TN
My Comm. Expires May 30, 1999

My Commission Expires:



EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. F-66 in a Horizontal Property Regime located on the Plat of The Hillwood, Revised, of record in Book 5200, page 503, as revised in Book 6250, page 503, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Charles O. Mann, an unmarried person, by deed from R. Clayton McWhorter, as of record in Book 9531, page 209, Register's Office for Davidson County, Tennessee.

EXHIBIT B

(PERMITTED EXCEPTIONS)

1. Real estate taxes for the year 1998, which are a lien, but not yet due and payable, which have been prorated between the parties.

2. The Property is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101, et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the Bylaws for the administration thereof; 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 buildings thereof; and also including without limitation all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of the Hillwood, of record in Book 5280, page 464, and the Bylaws as appended thereto, of record in Book 5280, page 509, as amended in Book 5281, page 357, Book 6553, page 108, as corrected in Book 6612, page 155, and as further amended in Book 7702, page 606, and Book 7822, page 263, Register's Office for Davidson County, Tennessee.

3. All matters as shown on the Plan of record in Book 5200, page 43, as revised in Book 6250, page 503, Register's Office for Davidson County, Tennessee.

4. Rights of others in and to the common elements.

5. Subject to the liens of any unpaid assessments and/or special assessments.

0947 07/31 0101 03CHECK 648.00

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

RECEIVED OF _____

FOR _____

BOOK 11045 PAGE 150

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	
				170000.00
			CON TX	629.00
			PRFEE	1.00
			MDEED	16.00
			CFEE	2.00
			TOTAL	648.00
			CHECK	648.00
07/31/98	01	14:46	0001	0947

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0469362
IDENTIF. ↑ REFERENCE
98 JUL 31 PM 2:45
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1326563