BOX 44

THIS INSTRUMENT PREPARED BY: **George V. Crawford,Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $105,000.00. **Affiant** Subscribed and sworn to before me, this 6th day of August, 1998. Notary Public My Commission Expires: 5/30/99

Address New Owner As Follows: Robert E. Frankum etux Diana Frankum
4225 Harding Pike, #308
Nashville, TN 37205

Send Tax Bills To: SAME

Map-Parcel Number: 103-16-0-C 308.00CO
7DA 79524

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MYRA T. PARDUE, unmarried,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **ROBERT E. FRANKUM AND WIFE, DIANA FRANKUM,** hereinafter called the Grante, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 308 on the Plan of Wellington Arms Condominiums, of record in Book 5200, page 316, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Myra T. Pardue by deed from Wendell Pardue, of record in Book 9524, page 84, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 1998 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Master Deed establishing a Horizontal Property Regime of record Book 5721, page 241 and corrected in Book 5740, page 897, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for sanitary sewers granted to Edwin B. Raskin, Trustee, of record in Book 7692, page 861, Register's Office for Davidson County, Tennessee.

4. Matters shown on the Plan of record in Book 5200, page 316, Register's Office for said County.

This is improved property known as 4225 Harding Pike, #308, Nashville, TN 37205.

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 I covenant with the said Grantee that I am 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 further covenant and bind myself, my heirs and assigns, 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 person whomsoever.

WITNESS my hand this 6th day of August, 1998.

Myra T. Pardue

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MYRA T. PARDUE, UNMARRIED,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 6th day of August, 1998.

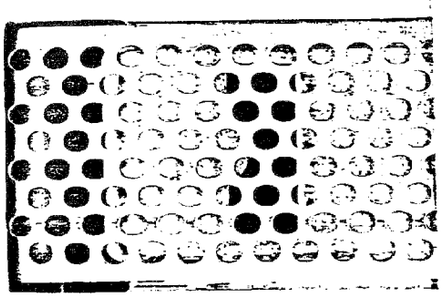
Notary Public

My Commission Expires: 5/30/99

98 AUG -6 PM 3:55
FELIX Z. ROBINSON II, REGISTER
DAVIDSON COUNTY, TN.

04721.05
IDENTIF. & REFERENCE

3866 08/06 01:01 03CHECK 399.50



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

RECEIVED OF _____

FOR _____

BOOK 11056 PAGE 297

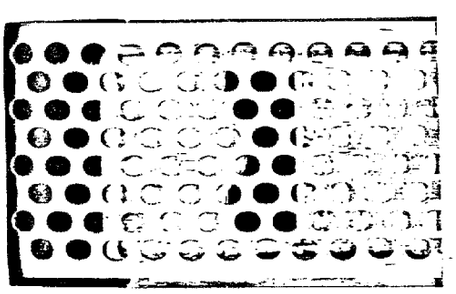
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARR..NTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				105000.00
			CON TX	388.50
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	399.50
			CHECK	399.50
08/06/98	01		15:56 0001	3866

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98 AUG -6 PM 3:55
FELIX Z. WILSON REGISTER
DAVIDSON CO., TN.

IDENTIF. # REFERENCE 047205



No. 1329442