THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 111,000.00

Margaret B. Culp
Affiant

Subscribed and sworn to before me, this 7th day of August 1998

Mitchell A. Watts
Notary Public

My Commission Expires: 9-24-2001

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
MARGARET B. CULP 2128 Portland Avenue Nashville, Tennessee 37212	SOUTHTRUST MORTGAGE CORPORATION 5409 Maryland Way #100 Brentwood, Tennessee 37027	MAP 104-11E PARCEL 3

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED ELEVEN THOUSAND AND NO/100------ ($ 111,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , BRIAN C. BOOKER, UNMARRIED hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto MARGARET B. CULP, UNMARRIED hereinafter called the Grantee___, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING a part of the Plan of Portland Place Condominiums of record in Book 6557, page 269, Register's Office for Davidson County, Tennessee, being Unit No. C on said plan described by Master Deed establishing Horizontal Property Regime with respect to Portland Place Condominiums of record in Book 6557, page 261, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Brian C. Booker, unmarried, by deed from Metropolitan Equities, L.P., a Tennessee limited partnership, of record in Book 10172, page 854, Register's Office for Davidson County, Tennessee.

98 AUG 12 AM 10:40

04740 11

This is improved property known as 2128 Portland Avenue, Nashville, Tennessee 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___, her heirs and assigns, forever.

GRANTOR___ COVENANT s with the said GRANTEE___ that he is lawfully seized and possessed of said land in fee simple, ha s good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Portland Place Condominiums of record in Book 6557 , page 269 , Register's Office for Davidson County, Tennessee.

BOOK 11062 PAGE 805

Book 11062 Pg 805

GRANTOR___ FURTHER COVENANTs__ and bind s himself___, his___ heirs and representatives to warrant and forever defend the title to the said GRANTEE___, her___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand___on this the 7th day of August, 19 98.

Brian C. Booker by Keith Merrill

BRIAN C. BOOKER

ATTY IN FACT

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 _____, the bargainor____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal this _____day of _____ , 19 ____.

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 this _____day of _____ , 19 ____.

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public in and for said County and State, personally appeared KEITH MERRILL to me known to be the person who executed the foregoing instrument in behalf of BRIAN C. BOOKER and acknowledged that he executed the same as the free act and deed of the said BRIAN C. BOOKER.

WITNESS my hand and seal this 7th day of August, 1998.

Notary Public

My commission expires: 9/29/2001

MITCHELL A. [illegible] NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

98/12 0101 02CHECK 421.70

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11062 PAGE 806

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
WFEE 8.00
CFEE 2.00
TOTAL 421.70
CHECK 421.70
98 AUG 12 01 10:40 0001 [illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0474011
IDENTIFICATION REFERENCE
98 AUG 12 AM 10:40
[illegible]

No. [illegible]