File Box 9-B
First Title and
Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
2000 Richard Jones Road, Ste 110
Nashville, Tennessee 37215

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#15845

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DARA W. HOOKER	NEW OWNER	MAP 103-16-B
(NAME)	(NAME)	
4215 Harding Pike Unit 308		PARCEL 31.00 co
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37205		FB# 7DA 79340
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, KEY DEVELOPMENT, INC., A KENTUCKY CORPORATION

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DARA W. HOOKER, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Unit 308 on the Plan of Windsor Tower Condominium Apartments of record in Plat Book 5200, page 71, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of 4215 Harding Road Homeowner's Association, a horizontal property regime established by Master Deed and By-Laws of record in Book 5313, page 338, amended in Book 8666, page 789, said Register's Office.

Being the same property conveyed to Key Development, Inc., a Kentucky corporation by deed from Bob Lees, unmarried of record in Book 7628, page 800, said Register's Office.

This conveyance is made subject to: (1) 1998 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 5313, page 338, amended in Book 8666, page 789; (3) Easements of record in Book 3956, page 943; and (4) All matters appearing on the Plan of record in Plat Book 5200, page 71, said Register's Office.

RECEIVED FOR RECORD
98 AUG 21 PM 1:53
ELLA WALKER REGISTER
DAVIDSON COUNTY, TN.
04 78069

unimproved ( )
This is improved (XXX) property, known as 4215 Harding Pike Unit 308, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs and assigns, forever, and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 11th day of August, 1998.

KEY DEVELOPMENT, INC., A KENTUCKY CORPORATION
By: Lester Key
LESTER KEY, PRESIDENT

08/21/98 0101 CKCHECK

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

_____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand at office, this _____ day of _____, 19 _____.

My commission expires _____ Notary Public _____

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

LESTER KEY

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the PRESIDENT of KEY DEVELOPMENT, INC. the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this 11th day of August, 19 98

My commission expires 9/23/2000 Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 135,000.00

Dara W. Hooker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF August, 19 98

MY COMMISSION EXPIRES: 9/23/2000 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

KEY DEVELOPMENT, INC., A
KENTUCKY CORPORATION

TO

DARA W. HOOKER

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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 135000.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CONF TX	499.50
PRFEE	1.00
MDEED	8.00
CFEE	2.00
TOTAL	510.50
CHECK	510.50

08/21/98 01 13:54 0001 0308

0478069
IDENTIF. # REFERENCE

98 AUG 21 PM 1:53

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1335804