PREPARED BY (AND RETURN TO):

Box 8 gj

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

W & I Ref: (gj) Title No: 40269
Dav. Co. File: Box 8

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ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Harrianne M. Condra 105 Leake Avenue, #44 Nashville, Tennessee 37205	Sunshine Mortgage 750 Old Hickory Blvd., Suite 220 Brentwood, Tennessee 37027

TAX MAP-PARCEL NUMBERS: 116-13-C-044

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$105,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Anne B. Meiers, Trustee for the Anne B. Meiers Revocable Trust dated 11/18/94,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Harrianne M. Condra,** 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. 44, together with parking space No. 2 of Belle Meade Tower Condominium Apartments, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 4175, Page 159, 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 Anne B. Meiers, Trustee of the Anne B. Meiers Revocable Trust dated November 18, 1994 by deed from Bruce S. Hawly and wife, Margaret B. Hawly.

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

This conveyance is subject to: Taxes for 1998, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 4175, Page 159, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 4469, Page 530, Book 4494, Page 489, Book 4631, Page 407, Book 4631, Page 410, Book 4851, Page 950, Book 5046, Page 828, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 105 Leake Avenue, #44, Nashville, Tennessee 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 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.

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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 25th day of August, 1998.

Anne B. Meiers Trustee

Anne B. Meiers, Trustee

State of Tennessee
County of Davidson

On this 25th day of August, 1998, before me the undersigned authority, personally appeared **Anne B. Meiers**, Trustee to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY WILKINS IVEY 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: $105,000.00

Marianne M. Cordia
Affiant

Sworn and subscribed before me on the 25th day of August, 1998.

My Commission Expires: _____

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

Notary Public

2717 08/27 0101 03CHECK 399.50

0480311
IDENTIFICATION REFERENCE

98 AUG 27 AM 11:47

Wildoc Deed Wrt—12/92

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 105000.00
				CON TX 388.50
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 399.50
				CHECK 399.50
08/27/98	01			11:47 0001 2717

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0480311

IDENTIF. A REFERENCE

98 AUG 27 AM 11:47

No. 1338196