File in Box No. 19 B

WARRANTY DEED

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

BOOK 11100 PAGE 853

STATE OF TENNESSEE 98-9-1-B
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 58,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF September 19 98

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
REVA COWAN	LOVELL AND MALONE, INC.	MAP 162-16-0-A
(NAME)	(NAME)	
2 Ash Court	2209 Crestmoor Rd.	PARCEL 077CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville, TN 37215	FB #05DU-62945
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, RUTH ANN BENSON EDGIN, A MARRIED PERSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO REVA COWAN, AN UNMARRIED PERSON

HEREINAFTER CALLED THE GRANTEES, THEIR 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 No. 2, Building No. 16, as shown on the Plan of Mill Creek Condominiums, now known as Hickory Hollow Condominiums, Addition to Phase 1, Section 1, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 4887, Page 961, as amended in Book 5007, Page 607, Book 5101, Page 809, Book 6396, Page 504, and amended and restated in Book 10468, Page 653, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Mill Creek Club Condominiums, now known as Hickory Hollow Condominiums, Addition to Phase 1, Section 1, as of record in Book 5050, Page 103, said Register's Office, for a more complete identification and description of such unit.

BEING the same property conveyed to Ruth Ann Benson, unmarried, by Deed from Jeanette G. Bebout and husband, David L. Bebout, of record in Book 9922, Page 60, Register's Office for Davidson County, Tennessee. The said Ruth Ann Benson having since married and now being Ruth Ann Benson Edgin.

THIS conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the

CONTINUED

This is unimproved ( ) improved (X) property, known as 2 Ash Court, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 and representatives, 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 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.

Witness our hand s this 2nd day of September 1998

Ruth Ann Benson Edgin
RUTH ANN BENSON EDGIN

Joe T. Edgin
JOE T. EDGIN

DCTN01WC

Legal continued from Page 1

Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws 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 building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Mill Creek Condominiums, now known as Hickory Hollow Condominiums, Addition to Phase 1, Section 1, of record as aforementioned, said Register's Office; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Joe T. Edgin, spouse of the above named Ruth Ann Benson Edgin, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, especially his marital rights.

STATE OF INDIANA) COUNTY OF St. Joseph

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named RUTH ANN BENSON EDGIN AND HUSBAND, JOT T. EDGIN, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at South Bend, Indiana, this 2nd day of September, 1998.

My Commission Expires: 11-18-00

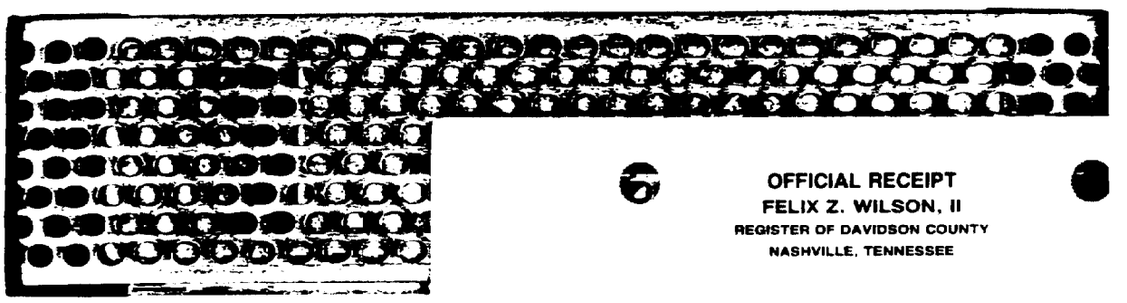
Notary Public
Kimberly J. Taylor

NOTARY PUBLIC SEAL INDIANA

0484572
IDENTIF. & REFERENCE

98 SEP -4 PM 12:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

7242 09/04 01:01 03CHECK 225.60



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

RECEIVED OF _____

FOR _____

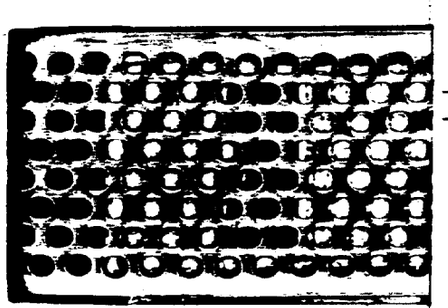
BOOK 11100 PAGE 855

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 58000.00
CON TX 214.60
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 225.60
CHECK 225.60

09/04/98 01 12:06 0001 7242



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0484572
IDENTIF. ▲ REFERENCE

98 SEP -4 PM 12:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1342671