BOOK 11116 PAGE 429

Dav. Co. File Box 14-A
JTC File #12329-1

WARRANTY DEED

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 158,000.00

Vicki Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF September 19 98

Notary Public

MY COMMISSION EXPIRES: May 27, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BEAVER RUIN-ARC WAY, LTD.	NEW OWNER	MAP 117-2D
(NAME) c/o Susan M. Arnold	(NAME)	
2834 Cravey Trail		PARCEL 011.00CO
(ADDRESS) Atlanta, Georgia 30345	(ADDRESS)	7DA-92012
(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, CHARLES S. MCCLENDON AND JOHN M. LOWN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BEAVER RUIN-ARC WAY, LTD.

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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 11 on the Plan of Clairmont Condominiums, of record in Plat Book 6200, page 551, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to Charles S. McClendon and John M. Lown, by Deed from Joe Huddleston and wife, Lisa R. Underdown, of record in Book 10451, Page 234, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Master Deed and By-Laws of record in Book 7096, Page 940, Book 7108, page 98, Book 8263, page 703, Book 7096, page 948, Book 7117, page 70, and Book 7637, page 319, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been paid by the Grantor(s) herein.

The property conveyed herein is not the usual place of residence of the Grantors or their spouses.

THIS instrument is being executed in behalf of John M. Lown pursuant to a Power of Attorney executed by same on the 11th day of September, 1998, and being filed for record simultaneously herewith.

unimproved ( )
This is improved (X) property, known as 3031 Woodlawn Drive, Nashville, TN 37215
(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 14th day of September 19 98

Charles S. McClendon
CHARLES S. MCCLENDON
JOHN M. LOWN
By: John M. Lown
CHARLES S. MCCLENDON, ATTORNEY-IN-FACT
Charles S. McClendon Atty in Fact

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, 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 at _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

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(s) 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 at office at _____on this the _____ 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, the within named CHARLES S. MCCLENDON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office at Nashville, Davidson County, this 14th day of September, 1998.

_____
Notary Public

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

My Commission Expires: 5/27/01

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 14th day of September, 1998, before me personally appeared CHARLES S. MCCLENDON to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JOHN M. LOWN and acknowledged that he executed the same as the free act and deed of said JOHN M. LOWN.

Witness my hand and official seal at Nashville, Tennessee.

_____
Notary Public

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

My Commission Expires: 5/27/01

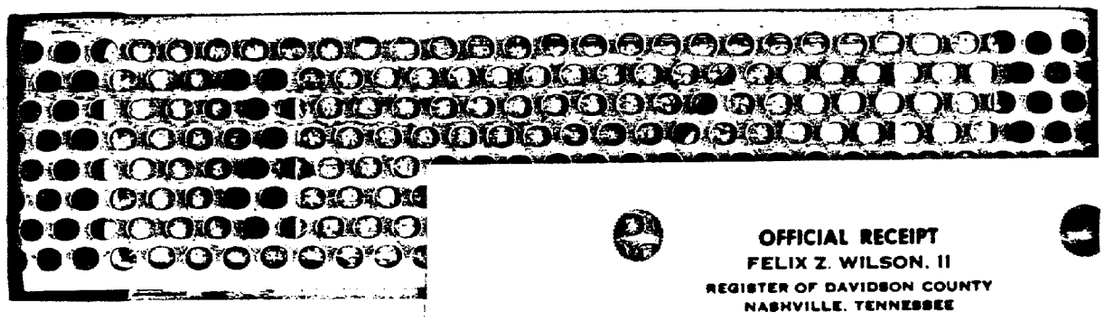
1982 09/17 0101 03CHECK 595.60

98 SEP 17 PM 1:40

ELIZABETH C. ARMISTEAD REGISTER
DAVIDSON COUNTY, TN.

0488955

NAME & REFERENCE



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

RECEIVED OF _____

FOR _____

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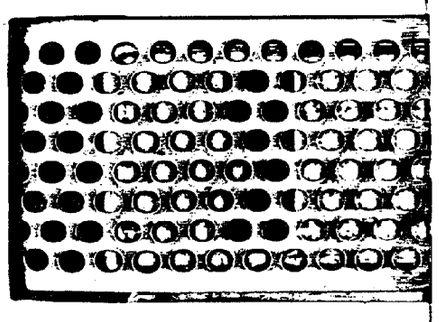
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 158000.00
CON TX 584.60
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 595.60
CHECK 595.60

09/17/98 01 13:39 0001 1982

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0488955
IDENTIF. A REFERENCE

98 SEP 17 PM 1:40
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 134735