BOX 60

This Instrument Prepared By:
THOMAS I. BOTTORFF, Attorney
5110 Maryland Way, Suite 200
Brentwood, Tennessee 37027
(615) 371-0800

WARRANTY DEED

BOOK 11121 PAGE 974

Address New Owner:	Send Tax Bills To:	Map-Parcel No.
James D. Donnell	Vastland Realty Group	161-14-0-B-226.00
226 Highland Villa Circle	1700 Hayes Street, St 104	
Nashville, TN 37211	Nashville, TN 37203	

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration or true value of this transfer whichever is greater, is $134,900.00.

Affiant

My Commission Expires:

July 15, 2001

Subscribed and sworn to before me this 17th day of August, 1998.

Notary Public

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **T & E LAND DEVELOPMENT, L.L.C., a Tennessee limited liability company,** ("Grantor") by these presents does hereby transfer, sell and convey to James D. Donnell ("Grantee ") his heirs and assigns, a certain tract or parcel of real property located in DAVIDSON County, State of Tennessee, more particularly described as follows, to wit:

Land in Davidson County, Tennessee being Unit No. 226 on the Plan of Highland Villa Condominiums, of record in Book 7278, page 312, as amended in Book 7347, page 717, Book 7352, page 630, Book 7467, page 850, Book 7470, page 153, Book 7600, page 361, Book 8090, page 537, Book 8131, page 95, Book 8173, page 84 and Book 8199, page 148, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description thereof.

Being part of the same property conveyed to T & E Land Development L.L.C, by deed from Highland Group, LTD, a Tennessee Limited Partnership, of record in Book 9892, page 477, Register's Office for Davidson County, Tennessee, and further being part of the same property conveyed by Quitclaim Deed from Highland Group Limited, L.P. to T & E Land Development, L.L.C. of record in Book 10871, page 235, Register's Office for Davidson County, Tennessee.

This property is subject to (1) All matters shown on the Plan of record at Book 7278, page 312, as amended in Book 7347, page 717, Book 7352, page 630, Book 7467, page 850, Book 7470, page 153, Book 7600, page 361, Book 8090, page 537, Book 8131, page 95, Book 8173, page 84 and Book 8199, page 148, Register's Office for Davidson County, Tennessee, (2) Master Deed and By-Laws, of record in Book 7278, page 312, as amended in Book 7347, page 717, Book 7352, page 630, Book 7467, page 850, Book 7470, page 153, Book 7600, page 361, Book 8090, page 537, Book 8131, page 95, Book 8173, page 84 and Book 8199, page 148, Register's Office for Davidson County, Tennessee; (3) Amendment to Master Deed of Highland Villa Condominiums, R.O.D.C.T.

This is improved property known a 226 Highland Villa Circle, Nashville, TN 37211.

TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and interest thereto belonging to James D. Donnell, his heirs and assigns forever. BOOK 11121 PAGE 975

AND the Grantor does hereby covenant with James D. Donnell, that it is lawfully seized and possessed of the said land in fee simple, has a good right to convey it, and the same is unencumbered except for those matters hereinabove mentioned.

AND the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said real property to the said James D. Donnell, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 17th day of August, 1998.

GRANTOR:

T and E Land Development, L.L.C, a Tennessee limited liability company

By: _____, Chief Manager
J. D. Eatherly, Chief Manager

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, _____, a Notary Public in and for said county and state, the within named J. D. Eatherly with whom I am personally acquainted and who, upon oath, each acknowledged himself to be the Chief Manager of T & E Land Development, L.L.C., a Tennessee limited liability company, the within named bargainor, and that he as Chief Manager being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the company by himself as Chief Manager.

WITNESS my hand and seal, at office in Brentwood, Tennessee, this 17th day of August, 1998.

My Commission Expires:

July 15, 2001

_____
Notary Public

NOTARY PUBLIC AT LARGE

0490614
IDENTIF. ↑ REFERENCE

98 SEP 22 PM 3:40
BILL GARNER REGISTER
DAVIDSON COUNTY, TN.

3739 09/22 0101 03CHECK 510.13

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11121 PAGE 976

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	
				134900.00
			CON TX	459.13
			PRFEE	1.00
			WDEED	8.00
			OFEE	2.00
			TOTAL	510.13
			CHECK	510.13

09/22/98 01 15:42 0001 3739

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0490614
IDENTIF. ← REFERENCE

98 SEP 22 PM 3:40

[illegible] REGISTER
DAVIDSON COUNTY, TN

No. 1349088