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26B

[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:]	MAP-PARCEL NOS.]
[Michael Underwood	[New Owners	]
[Matthew G. Horner	[	]Map 131-12-B]
[104 Robin Springs Road	[	] Parcel 7]
[Nashville, TN 37220	[	]
[This instrument prepared by: Robert J. Notestine, III, Attorney,		]
[104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.		]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, William Whitaker, Executor of The Estate of Nilda Hinton, (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto Michael Underwood and Matthew G. Horner, as joint tenants with right of survivorship and not as tenants in common (the "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Unit No. 4 on the Plan of Robin Springs, a Horizontal Property Regime, as of record in Book 6250, page 170, Register's Office for Davidson County, Tennessee, said regime having been established by Master Deed of record in Book 6401, page 431, said Register's Office. The easements, covenants, conditions and regulations imposed upon and relating to the apartments, property co-owners and tenants of Robin Springs contained in the Master Deed and By-Laws appended thereto recorded in Book 6401, page 431, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Nilda W. Hinton, single by Warranty Deed from Haury and Smith Realty Company, Inc. of record in Book 6537, page 998, said Register's Office for Davidson County, Tennessee. Nilda W. Hinton died on June 9, 1996 and her Last Will and Testament was recorded in Will Book 206, page 764, said Register's Office for Davidson County, Tennessee. This conveyance has been approved by the Probate Court for Davidson County, Tennessee, Probate Case No. 96P-1002.

This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1998 and subsequent years, easements and restrictive covenants and any other restrictions set forth in plat of record.

This conveyance is subject to Master Deed of record in Book 6401, page 431 and amended in Book 10173, page 487, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to Sanitary Sewer and/or Storm Drainage of record in Book 4306, page 278, said Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 104 Robin Springs Road, Nashville, TN 37220.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON)

[The actual consideration or value, whichever is greater for
[this transfer is $155,000.00.

Michael Underwood
Affiant

[Subscribed and sworn to before me this
[15th day of October, 1998.

Joseph V. Ferrell
Notary Public

[My Commission Expires 9/23/2000

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' heirs and assigns, forever.

And Grantor does covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 15th day of October, 1998.

William Whitaker, Executor of
The Estate of Nilda Hinton
by: Jean L. Byassee, Attorney in Fact

98 OCT 28 PM 1:52
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

0504907
IDENTIF. & REFERENCE

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

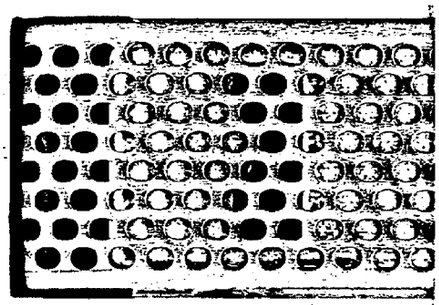
On this 15th day of October, 1998, before me personally appeared Jean L. Byassee, to me known to be the person who executed the foregoing instrument on behalf of William Whitaker, Executor of The Estate of Nilda Hinton, and who acknowledged that she executed the same as the free act and deed of said William Whitaker, Executor of The Estate of Nilda Hinton.

WITNESS my hand and official seal at Nashville, Tennessee, this 15th day of October, 1998.

Joseph V. Ferrell
NOTARY PUBLIC

My Commission Expires: 9/23/2000

98660128 0101 03CHECK 584.50



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

RECEIVED OF _____

FOR _____

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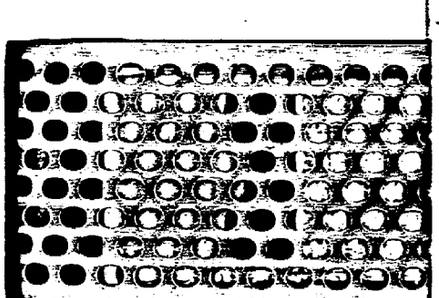
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 155000.00
CON TX 573.50
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 584.50
CHECK 584.50

10/28/98 01 13:52 0001 8866

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0504907
IDENTIF. ↑ REFERENCE

98 OCT 28 PM 1:52

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1364041