RLS

This instrument prepared by:
Claiborne K. McLemore III
McLemore & Rollins, PLC
1211 Sixteenth Avenue, South
Nashville, Tennessee 37212

BOOK 11245 PAGE 660

Address New Owner:	Send Tax Bills To:	Property Identification:
Marilyn M. Draughn 668 Timber Lane Nashville, TN 37215	Same	Map 117-2C Parcel 35

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, THE ESTATE OF MARTHA BILLINGTON TRABUE, deceased, and THOMAS MALONE TRABUE, JR. and POLLY ANN TRABUE HALLIDAY, as the residuary beneficiaries under the Last Will and Testament of MARTHA BILLINGTON TRABUE, (the "Grantors") have this day bargained and sold, and do hereby transfer and convey to MARILYN M. DRAUGHN (the "Grantee"), her heirs, successors and assigns forever, the following land in Davidson County, Tennessee, to wit:

All that real property described on the attached Exhibit A, the terms of which are hereby incorporated herein in their entirety

This is improved property known generally as 668 Timber Lane, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and her heirs, successors and assigns forever.

AND Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as herein set out. The Grantors further covenant and bind themselves, their heirs, successors and assigns to warrant and forever defend the title to said real estate to said Grantee, her heirs, successors and assigns against the lawful claims of all persons.

WHENEVER used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantors have executed this instrument as of the 14th day of December, 1998.

THE ESTATE OF MARTHA
BILLINGTON TRABUE, deceased

By: Thomas M. Trabue
Thomas Malone Trabue Jr.
Co-Executor

By: Polly Ann Trabue Halliday
Polly Ann Trabue Halliday
Co-Executor

98 DEC -9 PM 4:01
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE
0523220

RESIDUARY BENEFICIARIES UNDER
THE LAST WILL AND TESTAMENT OF
MARTHA BILLINGTON TRABUE, DECEASED:

THOMAS MALONE TRABUE, JR.

POLLY ANN TRABUE HALLIDAY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Thomas Malone Trabue, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Co-Executor of the Estate of Martha Bilington Trabue, deceased, the within named bargainor, an estate, and that he, as such Co-Executor, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the estate by himself as a Co-Executor.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 1st day of December, 1998.

Notary Public

My commission expires: 5/28/2000

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Polly Ann Trabue Haliday, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a Co-Executor of the Estate of Martha Bilington Trabue, deceased, the within named bargainor, an estate, and that she, as such Co-Executor, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the estate by herself as a Co-Executor.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 1st day of December, 1998.

Notary Public

My commission expires: 5/28/2000

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Thomas Malone Trabue, Jr., 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 seal at office in Nashville, Tennessee, this 1st day of December, 1998.

Theodora P. Wilkins
NOTARY PUBLIC

My Commission expires: 5/28/2000

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Polly Ann Trabue Halliday, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee this 1st day of December, 1998.

Theodora P. Wilkins
NOTARY PUBLIC

My Commission expires: 5/28/2000

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $224,250.00.

Affiant

Subscribed and sworn to before me,
this 1st day of December, 1998.

Theodora P. Wilkins
Notary Public
My commission expires: 5/28/2000

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8360 12/09 0101 03CHECK 848.73

EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. 35 and carport No. 35-A on the plat of Regency Park (a condominium) of record in Plat Book 3700, pages 111 and 112, Register's Office for Davidson County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Martha B. Trabue by deed from The Vanderbilt University, a Tennessee corporation, of record in Book 6229, page 245, Register's Office for Davidson County, Tennessee. Martha B. Trabue is one and the same person as Martha Bilington Trabue, who died on May 25, 1997, and whose Last Will and Testament is being probated with the Seventh Circuit Court for Davidson County, Tennessee (Docket #97 P 946). A certified copy of said Will is of record in Book 11238, page 562, Register's Office for Davidson County, Tennessee. It names Thomas Malone Trabue, Jr. and Polly Ann Trabue Halliday the residuary beneficiaries of the estate of Martha Billington Trabue.

The subject property is subject to the following:

1. Taxes for 1998, which are assumed by the Grantee.

2. Repurchase and Option Agreement of record in Book 3907, page 839, and in Book 4173, page 18, both in said Register's Office

3. Sanitary sewer easement of record in Book 4067, page 647, said Register's Office.

4. The subject property is a condominium apartment established pursuant to all the provision of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, 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 buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments and other understandings contained in the Master Deed establishing a Horizontal Property Regime of Regency Park, of record in Book 3815, page 778, Register's Office for Davidson county, Tennessee, and the By-laws appended thereto of record in Book 3815, page 788, amended in Book 4364, page 389, Book 4767, page 431, Book 5673, Page 429, Book 6047, page 201, Book 7662, page 942, Book 7728, page 343 and Book 9746, page 83, all in said Register's Office.

5. Rights of others in and to the common elements.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11245 PAGE 664

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	224250.00
CON TX	829.73
PRFEE	1.00
WDEED	16.00
CFEE	2.00
TOTAL	848.73
CHECK	848.73

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 12/09/98 03 16803 0001 8360

0523220
IDENTIF. ↑ REFERENCE

98 DEC -9 PM 4:01

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1383342