11260 147

This Instrument Prepared By:
W. Lee Corbett, P.C.
Suite 1050 American Center
3100 West End Avenue
Nashville, TN 37203

NEW OWNER	SEND TAX BILL	MAP-PARCEL NO.
Martine Lane Sanders 414 Bowling Avenue Nashville, Tennessee 37205	NationsBanc Mortgage Corp. P.O. Box 35140 Louisville, KY 40232-5140	M 104-13-D P 2

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Richard H. Philpot and wife, Betty H. Philpot ("Grantors"), have bargained and sold, and by these presents do transfer and convey to Martine Lane Sanders (Grantee"), her heirs, successors, and assigns, certain real estate (the "Property") in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. A-1, on the Plat of Bellwood Terrace Condominiums, at 500 Bowling Avenue, Nashville, Tennessee, of record in Plat Book 5200, pages 568 and 569, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Richard H. Philpot and wife, Betty H. Philpot, by West End Limited, By Quitclaim Deed of Distribution of record in Book 7982, page 741, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, her heirs, successors and assigns, forever.

The Grantors covenant with the Grantee that Grantors are lawfully seized and possessed of the said Property in fee simple; that Grantors have a good right to convey the Property; and that the Property is unencumbered, except as follows:

(1) All matters as are shown on the plan of record in Book 5200, Page 568 and 569, Register's Office for Davidson County, Tennessee.

(2) Subject to the provisions and requirements of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of TENN CODE ANN.; and subject to the By-Laws for the administration thereof; also subject to the easements, rights and interests 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 limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Bellwood Terrace Condominiums, of record in Book 6100, page 177, Register's Office for Davidson County, Tennessee.

(3) Subject to rights of others in and to the common areas/elements.

(4) Subject to lien for special assessments contained in the Master Deed.

This is improved property commonly known as 414 Bowling Avenue, Nashville, Davidson County, Tennessee 37205.

The Grantors further covenant to warrant and forever defend the title to the Property to the Grantee, her heirs, successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed this 18th day of December, 1998.

Richard H. Philpot
Richard H. Philpot

Betty H. Philpot
Betty H. Philpot

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of the said county and state, **Richard H. Philpot**, with within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 18th day of December, 1998.

Notary Public

My Commission Expires: 9-28-2002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of the said county and state, **Betty H. Philpot**, with within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 18th day of December, 1998.

Notary Public

My Commission Expires: 9-28-2002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $88,000.00.

2776 12/18 0101 03CHECK 336.60

Affiant

Sworn to and subscribed before me this 18th day of December, 1998.

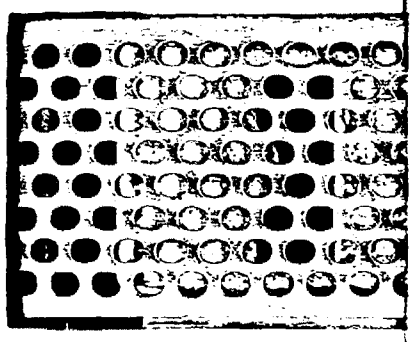
Notary Public

My Commission Expires: 9-28-2002

0527350
IDENTIF. & REFERENCE

PICK-UP
98 DEC 18 PM 4:04
DAVIDSON COUNTY, TN.

Sanders\Deed



OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

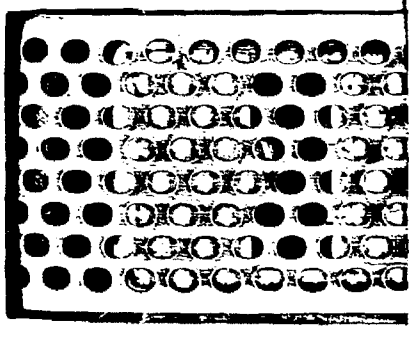
6711

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

11260

CAMT	88000.00
CON TX	325.60
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	336.60
CHECK	336.60

12/18/98 01 16:04 0001 2776



0527350

IDENTIF. # REFERENCE

98 DEC 18 PM 4:04

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1402219