0530949

IDENTIF. & REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@home.com

98 DEC 30 PM 3:24
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (sk) Title No: 40558
Dav. Co. File: Box 8

BOOK 11274 PAGE 752

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Whitney H. Waugh Julia E. Waugh 4215 Harding Rd., Units 1107 & 1112 Nashville, TN 37215	The Community Bank 155 Franklin Rd., Suite 144 Brentwood, TN 37027

TAX MAP-PARCEL NUMBERS: 103-16-B-126/103-16-B-131

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 339,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ethel B. Thompson and spouse, William C. Thompson,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Whitney H. Waugh and spouse, Julia E. Waugh,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

TRACT I

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 1107 of the Windsor Tower Condominium Apartments, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, Page 71, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

BEING the same property conveyed to William C. Thompson and wife, Ethel B. Thompson by deed from Windsor Tower, Inc. a Tennessee Corporation of record in Book 5563, Page 96, Register's Office for said County. William C. Thompson has since conveyed all of his interest in subject property to Ethel B. Thompson by Quitclaim Deed of record in Book 7201, Page 576, said Register's Office. Ethel B. Thompson has since conveyed a 50% undivided interest in subject property to William C. Thompson, to create a tenants in common interest, by quitclaim deed of record in Book 10685, Page 529 said Register's Office.

This conveyance is subject to: Taxes for 1999, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5200, Page 71, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 5313, page 338, Book 8666, page 789, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

TRACT I

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 1112 of the Windsor Tower Condominium Apartments, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, Page 71, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

BEING the same property conveyed to William C. Thompson and wife, Ethel B. Thompson by deed from Windsor Tower, Inc. a Tennessee Corporation of record in Book 5563, Page 93, Register's Office for said County. William C. Thompson has since conveyed all of his

interest in subject property to Ethel B. Thompson by Quitclaim Deed of record in Book 7201, Page 574 said Register's Office. Ethel B. Thompson has since conveyed a 50% undivided interest in subject property to William C. Thompson, to create a tenants in common interest, by quitclaim deed of record in Book 10685, Page 529 said Register's Office.

This conveyance is subject to: Taxes for 1999, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5200, Page 71, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 5313, page 338, Book 8666, page 789, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 4215 Harding Rd., Units 1107 & 1112, Nashville, TN 37215

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

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 18th day of December, 1998.

Ethel B. Thompson — **Ethel B. Thompson**

William C. Thompson — **William C. Thompson**

6598 12/30 0101 03CHECK 1265.30

State of Tennessee
County of Davidson

On this 18th day of December, 1998, before me the undersigned authority, personally appeared **Ethel B. Thompson** and **William C. Thompson**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-29-2000

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 339,000.00

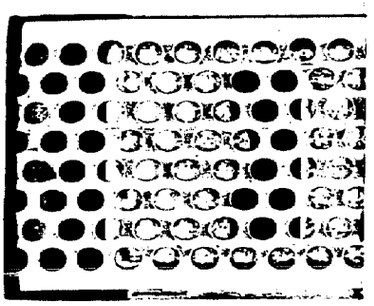
Affiant

Sworn and subscribed before me on the 18th day of December, 1998.

Notary Public

My Commission Expires: 10/12/2002

NOTARY PUBLIC LARGE WILLIAMSON CO. TENN.



OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 11274 PAGE 754

RECEIVED OF _____

FOR _____

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

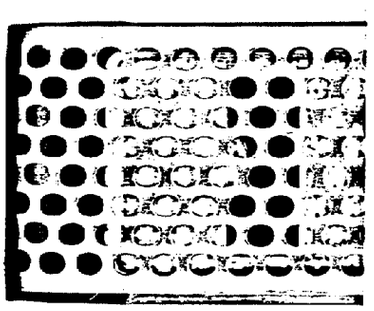
CAMT	
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CON TX	1254.30
PRFEE	1.00
MRTEE	8.00
CFEE	2.00
TOTAL	1265.30
CHECK	1265.30

12/30/98 01 15:22 0001 6598

0530949
IDENTIF. ↑ REFERENCE

98 DEC 30 PM 3:24

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1403907