WARRANTY DEED

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

BOOK 11323 PAGE 356

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 134,000.00

Jack A. Pirrie Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF February 19 99

Notary Public

MY COMMISSION EXPIRES: April 22, 2001
(AFFIX SEAL)

NOTARY PUBLIC LARGE WILLIAMSON COUNTY TN

THIS INSTRUMENT WAS PREPARED BY

Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jack A. Pirrie, Jr. (NAME)	NationsBanc Mortgage Corporation (NAME)	116-3B #133
4505 Harding Pike, Unit 133 (ADDRESS)	P.O. Box 353 (ADDRESS)	
Nahsville, TN 37205 (CITY) (STATE) (ZIP)	Louisville, KY 40201-0353 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Michael B. Pirrie and wife, Kristin Pirrie

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jack A. Pirrie, Jr., unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Unit No. 133 on the Plan of Royal Oaks Condominiums, as of record in Book 5200, Page 45, Register's Office for Davidson County, Tennessee, together with an undivided 2.797% interest in the common elements as set forth in the Master Deed of record in Book 5282, Page 972, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Michael B. Pirrie and wife, Kristin Pirrie, by deed from Jack A. Pirrie, Jr., of record in Book 9368, Page 445, Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; and is subject to the By-Laws and Charter for the administration thereof; and is 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 building thereon; and also including, without limitations, all conditions, covenants, restrictions and options, burdens, assessements and other undertakings contained in the Master Deed of record in Book 5282, Page 972, Register's Office for Davidson County, Tennessee.

THIS instrument is being executed in behalf of Michael B. Pirrie and wife, Kristin Pirrie, pursuant to a Power of Attorney executed by the same on the 1st day of February, 1999, and being filed for record simultaneously herewith.

unimproved ( )
This is improved (X) property, known as 4505 Harding Pike, Unit 133, Nahsville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand this 1st day of February 19 99

Michael B. Pirrie by Betty Brothers attorney in fact
Michael B. Pirrie
By: Betty Brothers, Attorney-in-fact

Kristin Pirrie by Betty Brothers attorney in fact
Kristin Pirrie
By: Betty Brothers, Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 1st day of February, 1999, before me personally appeared Betty Brothers, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the same as the free act and deed of the said Michael B. Pirrie and wife, Kristin Pirrie.

Notary Public - Larry N. Westbrook

My Commission Expires: April 22, 2001

Warranty Deed from Michael B. Pirrie and wife, Kristin Pirrie, to Jack A. Pirrie, Jr.

RETURN TO:
STELTEMEIER & WESTBROOK
2002 Richard Jones Road, C-101
Nashville, TN 37215

0544240

IDENTIF. & REFERENCE

99 FEB -2 PM 4:10

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

0736 02/02 0101 03CHECK 506.80

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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

BOOK 11323 PAGE 358

0544240
IDENTIF. ↑ REFERENCE

99 FEB -2 PM 4:10

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	134000.00
CON TX	495.80
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	506.80
CHECK	506.80

02/02/99 01 16:09 0001 0736

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1420088