Bk 62

This instrument prepared by:
SHERRARD & ROE, PLC (WLH)
424 Church Street, Suite 2000
Nashville, Tennessee 37219

BOOK 11330 PAGE 965

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Nos.
Mr. And Mrs. Dan W. Denney 105 Leake Avenue, #47 Nashville, TN 37205	Same	116-13C/4700

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, Anne H. Webber, a married woman, (hereinafter referred to as the "Grantor"), does hereby transfer and convey unto Dan W. Denney and wife, Mary Ann Denney, (hereinafter referred to as the "Grantees"), certain real estate being a tract or parcel of land in the County of Davidson, State of Tennessee (hereinafter referred to as the "Property"), and more particularly described on Exhibit A attached hereto.

Fred R. Webber, Jr., spouse of Grantor, hereby joins in this conveyance to convey all of his right, title and interest in and to the property which he may have due to his marital status.

TO HAVE AND TO HOLD said real property with the appurtenances, estate, title, and interest thereto belonging to the said Grantees, and the Grantees' heirs, successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of the real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for the permitted exceptions set forth in Exhibit B attached hereto.

Excepting only the permitted exceptions, Grantor further covenants and binds herself, and her heirs, successors and assigns, to warrant and forever defend the title to the Property to the Grantees and to the Grantees' heirs, successors, and assigns against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, Grantor, has executed this deed on the 3 of ~~January~~ February, 1999.

Anne H. Webber 2/3/99
Anne H. Webber

Fred R. Webber, Jr.

173236.01 1203-0001

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Anne H. Webber and husband, Fred R. Webber, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 3 day of ~~January~~ February, 1999.

Rita McMurry
Notary Public

My Commission Expires:
11-25-2000

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer of property is $128,000.00 and no other monetary consideration.

Dan W. Dannery
AFFIANT

Sworn to and subscribed before me this 4 day of ~~January~~ February, 1999.

Rita McMurry
Notary Public

My Commission Expires:
11-25-2000

173236.01 1203-0001

Exhibit A

Land in Davidson County, Tennessee, being Apartment No. 47 in Belle Meade Tower, a horizontal property regime, located at 105 Leake Avenue in Nashville, Davidson County, Tennessee, as shown on the plat of Belle Meade Tower, recorded in Book 4175, page 159, of the Register's Office of Davidson County, Tennessee, to which reference is hereby made. Parking Space No. 13 in the garage attached to the building of Belle Meade Tower is a limited common element for the exclusive use of the co-owner of said apartment.

This property and its conveyance is subject to the requirements and provisions of the Horizontal Property Act, Sections 66-27-101, et seq., Tennessee Code Annotated, and further subject to all easements, covenants, conditions, regulations and provisions, contained in the Master Deed of record in Book 4469, page 530, as amended by instruments of record in Book 4494, page 489, Book 4631, pages 407 and 410, and Book 4851, page 950, and contained in the By-laws appended to the Master Deed as amended in Book 5046, page 828, and further subject to certain easements of record in Book 1207, page 547, Book 3183, page 201, Book 3839, page 983, and Book 4355, page 696, all such book and page references being to those records in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Anne H. Webber, by deed from Parks Weaks and wife, Betty Clark Weaks, of record in Book 9537, page 468, Register's Office for Davidson County, Tennessee.

05462230
RECEIVED + REFERENCE
99 FEB -5 PM 3:55
DAVIDSON COUNTY REGISTER
DAVIDSON COUNTY, TN.
TAX ON 01001 CHECK 492.00

Exhibit B

Permitted Encumbrances

1. Taxes for 1999 and subsequent years, a lien but not yet due and payable.
2. Matters shown on Plat of Belle Meade Tower of record in Plat Book 4175, page 159, Register's Office of Davidson County, Tennessee.
3. Master Deed of record in Book 4469, page 530, as amended by instruments of record in Book 4494, page 489, Book 4631, pages 407, and 410, and Book 4851, page 950, said Register's Office.
4. Bylaws as appended to Master Deed above-described were amended by instruments of record in Book 5046, page 828, said Register's Office.
5. Easements of record in Book 1207, page 547, Book 3183, page 201, Book 3839, page 983 and Book 4355, page 696, said Register's Office.
6. Subject to requirements and provisions of the Horizontal Property Act, Sections 66-27-101, et seq., Tennessee Code Annotated.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11330 PAGE 969

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	128000.00
CON TX	473.60
PRFEE	1.00
DEED	16.00
CFEE	2.00
TOTAL	492.60
CHECK	492.60

99 02 15:54 0001 2836

0546230
IDENTIF. & REFERENCE

99 FEB -5 PM 3:55

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1422152