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REGISTER
DAVIDSON COUNTY, TN.

BOOK 11337 PAGE 797

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

W & I Ref: (sk) Title No: 40645
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Arnold L. Brown George L. Smith, Jr. 5039 Hillsboro Road, #142 Nashville, TN 37215	NationsBanc Mortgage Corporation P.O. Box 35140 Louisville, KY 40232

TAX MAP-PARCEL NUMBERS: 131-05-A-142

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 165,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Charlotte Kirby Lowther, as Trustee/Devisee under the Will of Campbell Forest Lowther, and Charlotte Kirby Lowther, individually,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Arnold L. Brown and, George L. Smith, Jr., as joint tennants with right of survivorship,** 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:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 142, of Jefferson Square, Section One, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 4675, Page 12, 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 Campbell F. Lowther by deed from Edward Sanabria and wife, Jean Sanabria, of record in Book 5321, page 76, Register's Office for said County. The said Campbell F. Lowther has since died. The will of Campbell Forest Lowther of record in Will Book 222, page 145, Seventh Circuit Court for Davidson County, Tennessee, Probate Division devised subject property to Charlotte Kirby Lowther, as Trustee without bond, for the use and benefit of Charlotte Kirby Lowther. Letters Testamentary of record in Minute Book 433, page 166, Seventh Circuit Court for Davidson County, Tennessee Probate Division.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 1999 and subesequent years; The Plan, with Owner's Certificate, of record in Plat Book 4675, Page 12, 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.Subject to the provisions of the condominium Master Deed of record in Book Book 4675, page 12, amended in Book 4731, page 332 and By-Laws thereto; said By-Laws having been variously amended, the last such amendment (by apparent re-statement) being of record in Book 10355, page 306, 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, to which Master Deed reference is hereby made for more particulars.

This is improved property, known as: 5039 Hillsboro Road, #142, 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 5th day of February, 1999.

Charlotte Kirby Lowther

Charlotte Kirby Lowther,as
Trustee/Devisee, and individually

State of Tennessee
County of Davidson

On this 5th day of February, 1999, before me the undersigned authority, personally appeared **Charlotte Kirby Lowther, individually and as Trustee and Devisee under the Will of Campbell Forest Lowther**, 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. 5-28-2000

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: $ 165,000.00

Affiant

Sworn and subscribed before me on the 5th day of February, 1999.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public

4914 02/11 0101 03CHECK 62.50

Widoc: Deed 4-12/92

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11337 PAGE 799

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	165000.00
CON TX	610.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	621.50
CHECK	621.50

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IDENTIF. ↑ REFERENCE

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REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1424190