PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
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W & I Ref: (gj) Title No: 40702
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Mary Ann Robbins 105 Leake Avenue, #52 Nashville, Tennessee 37205	SAME

TAX MAP-PARCEL NUMBERS: 116-13-C-52

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 144000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Charles W. Warterfield, III, Executor, with full power, under the Last Will and Testament of Charles W. Warterfield, Jr.,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mary Ann Robbins,** 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 certain Condominium apartment in Davidson County, Tennessee, being Unit No. 52, along with Parking Space No. 16 on the Plan of Belle Meade Tower of record in Book 4175, Page 159, Register's Office for said County, to which plan and record thereof are incorporated herein and made a part hereof by reference.

BEING the same property conveyed to Charles W. Warterfield, Jr. and spouse, Joan M. Warterfield by deed from Bruce R. Payne, II and Carr Payne, Jr. of record in Book 8549, Page 41, Register's Office for said County. Joan M. Warterfield has since died, thereby leaving Charles W. Warterfield, Jr. as surviving tenant by the entirety. The said Charles W. Warterfield, Jr. subsequently died, unmarried and testate. By will of record in Will Book 224, Page 394, Probate Court Clerks Office for Davidson County, Tennessee. Charles W. Warterfield, III was named executor with full power to convey subject property. Letters testamentary were issued to the said Charles W. Warterfield, III by the Probate Court for Davidson County, of record in Minute Book 437, Page 269, Probate Court Clerks Office for said County.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1999, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 4175, Page 159, 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 4469, Page 530, Book 4494, Page 489, Book 4631, Page 410, Book 4851, Page 950, Book 5046, Page 828, 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: 105 Leake Avenue, #52, Nashville, Tennessee 37205

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 16th day of February, 1999.

Chas W Warterfield III EXECUTOR

Charles W. Warterfield, III,
Executor, with full power, under
the Last Will and Testament of
Charles W. Warterfield, Jr.

State of Tennessee
County of Davidson

On this 16th day of February, 1999, before me the undersigned authority, personally appeared **Charles W. Warterfield, III, Executor**, 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: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 144000.00

Mary Ann Robbins
Affiant

Sworn and subscribed before me on the 16th day of February, 1999.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public

99FEB 16 PM 1:50
REGISTER
DAVIDSON COUNTY, TN.
051926.9
RECEIVED FOR RECORD & REFERENCE
99/02/16 0101 03CHECK 543.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK **11341** PG. **333**

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

0549269

IDENTIF. & REFERENCE

99FEB 16 PM 1:50

REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	144000.00
CON TX	532.80
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	543.80
CHECK	543.80

02/16/99 01 13:48 0001 6133

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1425390