BOOK 11345 PG. 725

Name and Address of New Owners:
Todd G. Worrell and wife, Sally A. Worrell
113 Mansker Park Drive
Hendersonville, TN 37075

THIS INSTRUMENT PREPARED BY:
John T. Blankenship
Blankenship & Blankenship
815 South Church Street
Murfreesboro, TN 37130

Send Tax Statements to:
Same

Map/Parcel Nos:
Map 61-03-0-B Group ___
Parcel 107 CO

WARRANTY DEED

FOR AND IN CONSIDERATION, of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, Mary J. Blankenship, hereinafter called Grantor, has this day bargained and sold and by these presents does hereby transfer and convey to Todd G. Worrell and wife, Sally A. Worrell, hereinafter called the Grantees, their heirs and assigns, a certain interest in land in Davidson County, Tennessee, and being more particularly described as follows:

Being Unit No. 107 as shown on the plan of record in Book 6200, page 253, Register's Office for Davidson County, Tennessee, and as shown on plat of Point East Office Condominiums, Exhibit C to Master Deed for Point East Office Association, together with an undivided interest in the common elements of Point East Office Association, all as described in Book 7308, page 901, said Registers Office, and as amended by First Amendment to Master Deed for Point East Office Association of record in Book 7340, page 727, said Register's Office. Property is subject to: all matters affecting said premises as contained in Plat Book 7308, pages 951 and 952, Register's Office for Davidson County, Tennessee; a sanitary sewer and storm drain easement granted to Metropolitan Government of record in Book 4921, page 78, Register's Office for Davidson County, Tennessee; Restrictive Covenants contained in Book 7308, page 901, and amended in Book 7340, page 727, Register's Office for Davidson County, Tennessee; and Master Deed establishing a Horizontal Property Regime of Point East Office Condominiums of record in Book 7308, pages 951 and 952, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto, including liens for assessments as provided herein, easements and restrictions as contained therein, of record in Book 7308, page 934.

Being a portion of the same property conveyed to Paul G. Blankenship and wife, Mary J. Blankenship, by deed from Aaron's Jewelry & Loan Company, dated September 11, 1987, of record in Book 7352, page 555, Register's Office for Davidson County, Tennessee, the said Paul G. Blankenship having since died.

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.

Grantor covenants with the said Grantees that she is lawfully seized and possessed of said parcel of real estate, has a good right to convey it, and the same is unencumbered, except as set out otherwise herein and except for the lien of 1999 real property taxes, which taxes are to be assumed and paid by Grantees.

Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said real estate to the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

It is understood by and between the parties hereto that the warranties given herein are to title only and no warranty is given as to the physical condition of the real estate or as to the suitability of the real estate for any particular purpose and the property is transferred to the Grantees "as is."

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed this 15 day of February, 1999.

Mary J. Blankenship

By: _____
John T. Blankenship, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 15th day of February, 1999, before me personally appeared JOHN T. BLANKENSHIP, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Mary J. Blankenship, and acknowledged that he executed the same as the free act and deed of Mary J. Blankenship.

_____
NOTARY PUBLIC

My Commission Expires: 12/18/2000.

AFFIDAVIT

7606 02/19 0101 03CHECK 307.00

I do hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $80,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Sworn to and subscribed before me, this 15th day of February, 1999.

_____
Notary Public

My Commission Expires: 4-22-01

MAIL ENV.

96 FEB 19 AM 8:35

05506652

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11345 PG. 727

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

0550652
IDENTIF. # REFERENCE

99FEB 19 AM 8:35

CAMT 80000.00
CON TX 296.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 307.00
CHECK 307.00

02/19/99 01 08:33 0001 7606

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1426841