ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Dawn Leigh Woods 3160 Hillsboro Pike Nashville, TN 37215	NEW OWNER	MAP and PARCEL 117-7 B 102CO and 117-7 B 001CO

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 27B)

WARRANTY DEED

BOOK 11459 PG. 560

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Teresa Warf Walkup, married** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Dawn Leigh Woods, unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, described as follows, to-wit:

Being Unit No. 102 as shown on the Plat of The Claridge of record in Book 5800, Page 63, Register's Office for Davidson County, Tennessee, together with Storage Room S-6 and Garage G-1, as shown on said Plat, together with an undivided interest in the common elements of The Claridge Homeowners' Association, all as described in Book 5896, page 607, et seq., Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Teresa Warf, a single person, by deed from Sue T. Floyd, of record in Book 6781, Page 670, Register's Office for Davidson County, Tennessee. The said Teresa Warf having since married and is now known as Teresa Warf Walkup.

This is property with a common address of 3160 Hillsboro Pike, Nashville, TN 37215.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for all subsequent years; 2) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 3) Subject to Horizontal Property Act, Section 66-27-101, et seq., of Tennessee Code Annotated, as amended; 4) The plan of record in Book 5800, Page 63, and all matters therein; 5) Master Deed of record in Book 5896, Page 607, said Register's Office.

Joe Sumner Walkup, spouse of Teresa Warf Walkup joins in this conveyance to convey any and all rights he may have in said property including but not limited to any marital rights therein.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $132,500.00

X Dawn Leigh Woods
Affiant

Subscribed and sworn before me this 30th day of April, 1999.

Notary Public

My Commission Expires: 3/23/2002

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **30th** day of **April, 1999**.

BOOK 11459 PG. 561

Teresa Warf NKA Teresa Warf Walkup

Teresa Warf NKA Teresa Warf Walkup

Joe Sumner Walkup

Joe Sumner Walkup

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named TERESA WARF NKA TERESA WARF WALKUP and husband, JOE SUMNER WALKUP, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this **30th** day of **April, 1999**.

Notary Public
My Commission Expires: 3/23/2002

File No. 9904-101.WD

058843

RECEIVED FOR REFERENCE

99 MAY -3 PM 3:28

ELL CARTER REGISTER
DAVIDSON COUNTY, TN.

RECORDED IN OFFICIAL RECORDS

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11459 PG. 562

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

05818843

INSTRUMENT #REFERENCE

99 MAY -3 PM 3:28

DAVIDSON COUNTY TN

CANT

	132500.00
CON TX	490.25
PRFEE	1.00
WMEED	8.00
CFFE	2.00
TOTAL	501.25
CHECK	501.25

05/03/99 01 15:31 0001 0425

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1455319