This instrument prepared by:
Kay B. Housch, Esq., BPR #010995
c/o Charles H. Beaty, P.C.
214 Second Ave. North, Suite Two
Nashville, TN 37201

FILE NO: 991170

WARRANTY DEED BOOK 11500 PG. 438

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) WILLIAM HORACE SWAIN RUTHENE F. SWAIN	(NAME) SAME	Map 107-14 Group A
(STREET ADDRESS) 1334 MASSMAN	(STREET ADDRESS)	Parcel 1
(City) (State) (Zip) NASHVILLE, TN 37217	(City) (State) (Zip)	

FOR AND IN CONSIDERATION *of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged,* WILBUR C. WILDER AND WIFE, MILLIE WILDER *have this day bargained and sold, and do hereby transfer and convey unto the said* WILLIAM HORACE SWAIN AND WIFE, RUTHENE F. SWAIN *the Grantees herein, their (successors), heirs and assigns, certain real estate in* DAVIDSON *County, Tennessee, as follows:*

Land in Davidson County, Tennessee and being part of the Plan of Copperfield Terrace Condominiums, as of record in Book 6250, age 50, Register's Office for said County, the part hereby described as being Unit No. 1 on the Plan as shown in and described by the Master Deed of establishing a Horizontal Property Regime with respect to Copperfield Terrace Condominiums, of record in Book 6326, page 790, said Register's Office.

Being the same property conveyed to Wilbur C. Wilder by deed from Carson C. Driver, Jr. and wife, Doris B. Driver of record in Book 6412, page 597 Register's Office for Davidson County, Tennessee.
Millie Wilder joins in conveyance to convey any marital and homestead rights she may have in property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
Subscribed and sworn to before me this the 25th *day of* May 19 99

The actual consideration or value whichever is greater, for this transfer is $ 50,000.00

Wm. Horace Swain
Affiant

My commission expires: 9/29/2001
(Affix Seal)

Kay B. Housch
Notary Public

This is unimproved ( ) property, known as 1334 Massman Nashville, Tennessee 37217
improved (X) *(House Number) (Street) (P.O. Address) (City or Town)*

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hand this 25th *day of* May, 1999, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Wilbur C. Wilder
Wilbur C. Wilder

Millie Wilder
Millie Wilder

05/28 0101 03CHECK 196.00

0592930
IDENTIFICATION REFERENCE

99 MAY 28 PM 2:54

REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Wilbur C. Wilder and wife, Millie Wilder *the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfacotry evidence) and who acknowledged that* They *executed the within instrument for the purposes therein contained*

Witness my hand and official seal at Nashville, TN, *this* 25th *day of* May, 1999.

Notary Public

My Commission Expires: 9/29/2001

ENCUMBRANCES:

1. 1999 Taxes and subsequent years, are a lien, but not yet due and payable.

2. Subject to setback lines, easements, and all matters, etc., of record in Plat Book 6250, page 50 said Register's Office.

3. Terms and conditions of Master Deed and By-Laws of record in Book 6326, page 790, said Register's Office.

4. Subject to Storm Water Detention Agreement by and between Jack Drive & Son, Inc. And the Metropolitan Government of Nashville and Davidson County, of record in Book 6161, page 752, Register's Office for Davidson County, Tennessee.

5. Subject to Rights of Others in and to common areas.

F:\DEED\991170wa

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11500 PG. 440

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

0592930

IDENTIFICATION REFERENCE

99 MAY 28 PM 2:54

BILL GARRETT REGISTER
DAVIDSON COUNTY, TENN.

CAMT	50000.00
CON TX	185.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	196.00
CHECK	196.00

05/28/99 01 14:57 0001 2388

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1466938