OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

ORT#: SV 3103115

STATE OF TENNESSEE)
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 127,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 1st DAY OF JUNE 19 99

NOTARY PUBLIC

My Commission expires: 11-27-99

(615) 385-2804 THIS INSTRUMENT PREPARED BY TN Sup Ct #0,03143

Marbut Glenn Gaston, Jr.,Lawyer,2211 Crestmoor Rd.,Nashville, TN 37215
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
John J. Nestor (NAME)	New Owner At Same Address (NAME)	104-15-B-2-CO
2112 Blair Blvd., #2 (ADDRESS)	(ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BOOK 11503 PG. 336

Warranty Deed

For and in Consideration of the sum of $ 127,500.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ~~We~~ I, Marbut Glenn Gaston, Jr., Trustee, with full power to mortgage, sell, encumber, restrict and/or convey in any manner whatsoever,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto John J. Nestor

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, and being **Unit No. 2** on the plan of **Winchester Place Condominiums** as of record at **Book 6200, page 555,** and as setforth in the Master Deed as of record at Book 7088, page 131, both in the Register's Office for said County, and both to which reference is hereby made and the same incorporated herein for a complete description of said Unit and the conveyance hereby made.

Being part the same property conveyed to the grantor herein by deed as of record at Book 7133 , page 415 *, said Register's Office.

This conveyance is subject to current year's property taxes, which have been prorated this date and the grantee assumes in full (notwithstanding any change from the amount used in said proration) and to restrictive covenants, plat limitations, easements, and/or other matters as hereinafter stated, to wit:
Master Deed and By-Laws thereto as of record at Book 7088, page 131, and the limitations shown on said plan at Book 6200, page 555, said Register's Office.

*and Book 6703, page 153

Grantor reserves and retains the rights to the excess balances in the Homeowners' Association monthly fees account as to be audited and assigned overage balances as of June 1, 1999.

05593728
IDENTIF. & REFERENCE
PICK-UP
99 JUN -1 PM 3:39
BILL BARRETT REGISTER
DAVIDSON COUNTY, TN.
482.75 0101 03/01 10/20 $222
CHECK

~~Unimproved~~ ( )
This is improved (X) property, known as 2112 Blair Blvd., #2, Nashville, TN 37212
(House Number) (Street) (City) (State) (Zip)

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. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 hands this 1st day of JUNE, 19 99.

Marbut Glenn Gaston, Jr., Trustee

INDIVIDUAL ACKNOWLEDGMENTS:

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 Marbut Glenn Gaston, Jr., acting in the capacity as said Marbut Glenn Gaston, Jr., Trustee, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 1st day of JUNE, 19 99.

My Commission expires:
11-27-99

Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11503 PG. 338

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

0593728

IDENTIF. # REFERENC

99 JUN -1 PM 3:39

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

	CAMT	
		127500.00
	CON TX	471.75
	PRFEE	1.00
	WDEED	8.00
	CFEE	2.00
-	TOTAL	482.75
	CHECK	482.75

06/01/99 01 15:42 0001 3229

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1467763