WARRANTY DEED

SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT

BOOK 11509 PG. 392

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 145,000.00

Doris M. Powers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF June 19 99

Lea G. S
Notary Public

MY COMMISSION EXPIRES: ~~April 22, 2000~~ 3-25-2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Doris M. Powers	"New Owner"	Map 129-11-0-A
(NAME)	(NAME)	
811 Marquette Drive		Parcel #15.00co
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		FB 09DZ-73148
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ~~Estate of Virginia Mason Hollins~~ Lunsford M. Hollins, III, Susan Hollins Hendrickson and Virginia Hollins Guiffre

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Doris M. Powers, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Unit No. 114R, a certain Condominium Apartment, created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed for The Cloister at St. Henry, Phase ID, of record in Book 6933, Page 927 as amended by instrument of record in Book 7404, Page 766, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plat for THe Cloister at St. Henry, Phase ID, attached as Exhibit "B" to said Master Deed for proper identification.

BEING the same sublease and conveyance of condominium apartment conveyed to Virginia Mason Hollins, an unmarried person, by instrument from Kenneth B. Schoen and wife, Gloria C. Schoen, of record in Book 8714, Page 878, Register's Office for Davidson County, Tennessee. Subsequently Virginia Mason Hollins having died testate 505098 and divised said property to Lunsford M. Hollins, Jr., if he survived her then to Lunsford M. Hollins, III, Susan Hollins Hendrickson and Virginia Hollins Guffre, should Lunsford M. Hollins, Jr., predease her by will of record in Docket No. 98P-970, Probate Court for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing restrictions and easements of record.

THIS instrument is being executed in behalf of Lunsford M. Hollins, III, pursuant to a Power of Attorney executed by same on the 27th day of May, 1999, and being filed for record simultaneously herewith.

unimproved ( )
This is improved (X) property, known as 811 Marquette Drive, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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; and we do covenant with the 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said 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 ~~my~~ our hand s this 2nd day of June 19 99

Susan Hollins Hendrickson

~~Estate of Virginia Mason Hollins~~
Lunsford M. Hollins, III
by Andy Beasley, Attorney-in-Fact

Virginia Hollins Guiffre

Lunsford M. Hollins, III
By: Andy Beasley, Attorney-in-fact

Virginia Hollins Guiffre

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~Estate of Virginia Mason Hollins~~ Susan Hollins Hendrickson and Virginia Hollins Guiffre

the bargainor S, with whom I am personally acquainted or 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 Nashville, Tennessee, this 2nd day of June, 19 99.

Commission expires ~~March 25, 2000~~ 3-25-2000

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 2nd day of June, 1999, before me personally appeared Andy Beasley, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), and acknowledged that he executed the same as the free act and deed of the said Lunsford M. Hollins, III.

Notary Public - Lee E. Cranford

My Commission Expires: March 25, 2000

Warranty Deed from Estate of Virginia Mason Hollins, to Doris M. Powers.

Return to:
Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, TN 37215

99 JUN -3 PM 1:54
ALL TAXES PAID
DAVIDSON COUNTY, TN
REGISTER
4652 06/03 0101 02CHECK 547.50

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11509 PG. 394

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

0595085

IDENTIFICATION REFERENCE

99 JUN -3 PM 1:54

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT

	145000.00
CON TX	536.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	547.50
CHECK	547.50

06/03/99 01 13:57 0001 4652

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1469166