OLD REPUBLIC

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

ORT#: SV 3103117

BOOK 11512 PG. 61

STATE OF TENNESSEE)
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 335,000.00.

M. Michael Nixon
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 7 DAY OF JUNE, 19 99.

NOTARY PUBLIC

My Commission expires: 11-27-99

(615) 385-2804 THIS INSTRUMENT PREPARED BY TN Sup Ct #003143
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:
M. Michael Nixon (NAME)	New Owner At Same Address (NAME)	130-8-A-003
2200 Harding Pl., #3 (ADDRESS)	(ADDRESS)	7DA-50177
Nashville, TN 37215 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 335,000.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

M. G. Gaston, Jr., Trustee, with full power to mortgage, Sell, encumber, restrict, and/or convey in any manner whatsoever as he deems without the requirement of the joinder of any trustor or beneficiary of said Trust

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

M. Michael Nixon

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 Condominium **Unit No. 3** on the plan of **2200 Harding Place**, a horizontal property regime, as established by the Master Deed as of record at **Book 5971, page 574**, as amended at Book 5989, page 549, and as being located on part of Lot No. 2 on the initial plat at Book 5200, page 463, all of record in the Register's Office, and all to which reference is hereby made and the same incorporated herein for a complete description of said Unit and of the conveyance hereby made, including the conveyance of grantors' undivided interest in the common elements (general and/or limited) appurtenant thereto.

Being all the same property conveyed to the grantor herein by deed as of record in the pages immediately preceding this instrument and is recorded simultaneously herewith.

This conveyance is subject to current year's property taxes which have been prorated this date and the grantee assumes in full (not withstanding 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:

1. 1999 property taxes are a lien against the property as of 01-01-99, but are not due and payable until 10-01-99. 1998 property taxes in the amount of $4,455.18, and back taxes, are PAID IN FULL, as listed to Map-Parcel: 130-8-A-003; Field Book Number: 7DA 50177; at the street adddress of 2200 Harding Pl., #3, Nashville, TN 37215.

2. Master Deed and By-Laws and Exhibits thereto as of record at Book 5971, page 574, as amended at Book 5989, page 549, and the restrictive covenants at Book 5729, page 877 and Book 6000, page 25, said Register's Office.

3. Setback lines, easements, notes, and/or other limitations as shown on the plan at Book 5200, page 463 and as Exhibit "B" to the Master Deed specifically of record at Book 5971, page 611 (of the Master Deed at Book 5971, page 574) said Register's Office.

unimproved ( )
This is improved (X) property, known as 2200 Harding Pl., #3, Nashville, TN 37215
(Street 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 4th day of JUNE, 19 99.

M. G. Gaston, Jr., Trustee
in my capacity as Trustee

5346 06/04 0101 03CHECK 1250.50

PICK-UP

99 JUN -4 AM 11:06
[illegible] REGISTER
DAVIDSON COUNTY, TN.

RECEIVED FOR REFERENCE

05957 29

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 M.G.Gaston, Jr., acting in the capacity as M. G. 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 4th day of JUNE, 19 99.

My Commission expires:
Nov. 2, 2000

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

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11512 PG. 63

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

0595739

IDENTIFICATION REFERENCE

99 JUN -4 AM 11:06

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	335000.00
CON TX	1239.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	1250.50
CHECK	1250.50

06/04/99 01 11:09 0001 5346

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1469853