Box 48P

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: 991183

BOOK 11537 PAGE 122

WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) KATHY MARIE KARNES	(NAME) FREEMAN WEBB DEVELOPERS, INC.	Map 102-07-0
(STREET ADDRESS) 6680 CHARLOTTE PIKE, UNIT K6	(STREET ADDRESS) 545 MAINSTREAM DRIVE, SUITE 101	Group A
(City) (State) (Zip) NASHVILLE TN 37209	(City) (State) (Zip) NASHVILLE, TN 37228	Parcel 111.00

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,* FREEMAN WEBB DEVELOPERS, INC. *have this day bargained and sold, and do hereby transfer and convey unto the said* KATHY MARIE KARNES, UNMARRIED *the Grantees herein, their (successors), heirs and assigns, certain real estate in* DAVIDSON *County, Tennessee, as follows:*

Apartment Unit No. K-6, of West Meade Condominium created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5923, page 704, 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 Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of West Meade Condominium of record in Book 5200, page 430, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Freeman Webb Developers, Inc. By deed from Mary W. Hart, of record in Book 7876, page 509, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
Subscribed and sworn to before me this the 14th *day of* June 19 99

The actual consideration or value whichever is greater, for this transfer is $ 43,500.00

Kathy Karnes
Affiant

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

Notary Public

NOTARY PUBLIC
DAVIDSON COUNTY

This is unimproved (X) *property, known as* 6680 Charlotte Pike, Unit K-6 Nashville, TN 37209
improved ( ) *(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 14th *day of* June, 1999, *the party, if any, having caused their names to be signed hereto on said day and date.*

FREEMAN WEBB DEVELOPERS, INC.

BY: _____
James A. Webb, III
ITS: Vice President

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James A. Webb, III *, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* himself *to be* Vice President *of the* FREEMAN WEBB DEVELOPERS, INC. *, the within named bargainor, a corporation, and that* he *as such* Vice President *being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by* himself *as* Vice President *.*

Witness my hand and official seal, at office in Nashville *, this* 14th *day of* June *, 19* 99 *.*

PAULETTE N. WASSEL NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

Paulette N Wassel
Notary Public

My Commission Expires: July 22, 2000

ENCUMBRANCES:

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

2. Subject to setback lines, easements, and all matters, etc. of record in Plat Book 5200, page 430, said Register's Office.

3. Subject to terms and conditions of Master Deed of record in Book 5923, page 704, as amended in Book 6277, page 653, Book 7333, page 415 and Book 7333, page 418 Register's Office for Davidson County, Tennessee.

4. Subject to Sanitary Sewer and/or Storm Drainage Easement of record in Book 4520, page 836, Register's Office for Davidson County, Tennessee.

5. Subject to rights of others in and to common areas.

F:\DEED\991183wa

060245 4
IDENTIFICATION REFERENCE
99 JUN 22 AM 8:39
REGISTER
DAVIDSON CO. TN.
2525 06/22 0101 03CHECK 171.5

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

BOOK 11537 PAGE 124

0602454

IDENTIF. & REFERENCE

99 JUN 22 AM 8:39

REGISTER
DAVIDSON CO. TN.

CAMT	43500.00
CON TX	160.95
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	171.95
CHECK	171.95

06/22/99 01 08:44 0001 2565

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1481112