1.LO

BOOK 11540 PAGE 10

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **18th** day of **June, 1999** between JANIE DOWDY, UNMARRIED, hereinafter called GRANTOR, and WALTER H. CARTER, TRUSTEE, OF THE 1228 MASSMAN DRIVE TRUST UTA DATED JUNE 4, 1999, hereinafter called GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, JANIE DOWDY, UNMARRIED, hereinafter referred to as GRANTOR, does hereby bargain, sell, transfer and convey unto WALTER H. CARTER, TRUSTEE, OF THE 1228 MASSMAN DRIVE TRUST UTA DATED JUNE 4, 1999, hereinafter referred to as GRANTEE, his/her successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1228 MASSMAN DRIVE, NASHVILLE, TN 37217.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, his/her successors, heirs and assigns forever. The GRANTOR covenants and agrees with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTOR further covenants and binds HERSELF, his/her successors, heirs and assigns, to warrant and forever defend the title to said GRANTEE, his/her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of GRANTOR on the day and year first above written.

BY: Janie Dowdy
JANIE ~~DOWDY~~
Signature of Seller

3290 06/23 0101 03CHECK 66.70

99 JUN 23 PM 1:54

06031113

RECEIVED FOR REFERENCE

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, JANIE DOWDY, UNMARRIED, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **18th** day of June, 1999.

Notary Public

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

WALTER H. CARTER, TRUSTEE

2200 21ST AVENUE S., STE. 220
NASHVILLE, TN 37212

Property Address:

1228 MASSMAN DRIVE
NASHVILLE, TN 37217

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 107-14-0-A, PARCEL 054.00CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$41,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

, Trustee

Affiant

Sworn to and subscribed before me, a Notary Public, this **18th** day of **June, 1999.**

Notary Public

My Commission Expires: 5/28/2000

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 54 on the plan of Copperfield Terrace Condominiums, of record in Book 6250, page 50, Register's Office for said County and to which plat reference is hereby made for a more complete description thereof.

BEING the same property conveyed to JANIE DOWDY, UNMARRIED, by WARRANTY Deed from 3813 CLEGHORN II, A TN PARTNERSHIP, of record in Book 9398, page 776, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1999 and subsequent years, A LIEN, not yet due and payable (MAP 107-14-0-A, PARCEL 054.00CO, 1998 REAL PROPERTY TAXES ARE PAID IN THE AMOUNT OF 545.9).

2. All matters as set forth on the Plan of record in Plat Book 6250, page 50, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. All of the terms, conditions and provisions of the Tennessee Horizontal Property Act, as set forth in T.C.A. 66-27-101, et seq.

4. Covenants, restrictions, easements, reservations and interest in favor of other unit owners and all sewer, water, electric, telephone and other utility easements now or hereafter established and all other terms and conditions as may be set forth in the Master Deed and the By-Laws of Copperfield Terrace Condominiums appended thereto, of record in Book 6326, page 790, Register's Office for DAVIDSON County, Tennessee.

5. Charter of Copperfield Terrace Homeowners Association, of record in Book 7200, page 824, as amended in Book 7500, page 941, and Book 7876, page 33, said Register's Office.

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 11540 PAGE 13

0603113

IDENTIF. & REFERENCE

99 JUN 23 PM 1:54

REGISTER
DAVIDSON CO. TN.

CAMT	41000.00
CON TX	151.70
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	166.70
CHECK	166.70

06/23/99 01 13:59 0001 3290

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1481819