This Instrument Prepared By:

Brenda Franks Hale, Attorney
HALE AND HALE, PLC
312 First Tennessee Bank Building
Franklin, Tennessee 37064

BOOK 11544 PAGE 881

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL
John Matthew Hardin 124 Acklen Park Drive Nashville, TN 37203	SunTrust Bank, Nashville, N.A. P.O. Box 305110, 7th Floor Nashville, TN 37230-5110	104-02-0-H 002.00

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $120,000.00.

AFFIANT

Sworn to and subscribed before me this 25 day of June, 1999.

NOTARY PUBLIC

My Commission Expires: 4/22/2001

BRENDA FRANKS HALE NOTARY PUBLIC AT LARGE WILLIAMSON CO., TN

99 JUN 28 AM 10:00

0604532

WARRANTY DEED
April 22, 2001

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, CHRISTINA N. FITCH, hereinafter called the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto JOHN MATTHEW HARDIN, unmarried, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

4805 06/28 0101 03CHECK 455.00

LAND in Davidson County, Tennessee, being Unit No. 2 on the Plan of West Park Place, a Condominium Development, of record in Book 6900, page 202, Register's Office for Davidson County, Tennessee, together with all rights, benefits, responsibilities, and a proportionate share in the West Park Place Condominium Homeowners Association, Inc., a set out in the Master Deed and By-Laws of record in Book 7120, page 792, as amended in Book 7276, page 824, said Register's Office.

BEING the same property conveyed to Christina Napoli by deed from C. Kevin Garland and wife, Sherrill C. Garland, of record in Book 8625, page 814, Register's Office for Davidson County, Tennessee. FURTHER BEING the same property conveyed to Christina N. Fitch by Quitclaim Deed of record in Book 8765, page 774, said Register's Office.

THIS IS THE SAME DESCRIPTION IN THE PREVIOUS DEED OF RECORD.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, his heirs and assigns, forever;

AND GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Davidson County taxes for the year 1999 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying her prorata part thereof to GRANTEE, who will be responsible for payment of said taxes when they become due and payable. Map and Parcel 104-02-0-H 002.00.

2. Master Deed for West Park Place, a Condominium Development of record in Book 7120, page 792, as amended in Book 7276, page 824, Register's Office for Davidson County, Tennessee.

3. All matters appearing on the Final Plat of West Park Place (A Condominium Development) of record in Book 6900, page 202, Register's Office for Davidson County, Tennessee.

4. All terms, provisions and conditions of the Tennessee Horizontal Property Act as the same is set out in Section 64-2701, et seq. of the Tennessee Code Annotated.

AND GRANTOR DOES FURTHER covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

JOHN FITCH, HUSBAND OF CHRISTINA N. FITCH, HEREBY JOINS IN THIS CONVEYANCE FOR THE SOLE PURPOSE OF CONVEYING ANY AND ALL RIGHT, TITLE AND INTEREST HE MAY HAVE IN THE SUBJECT PROPERTY BY REASON OF HIS MARITAL STATUS OR OTHERWISE.

This improved property is known as 124 Acklen Park Drive, Nashville, Tennessee 37203.

WITNESS our hands this 25 day of June, 1999 in Franklin, Tennessee.

Christina N. Fitch

CHRISTINA N. FITCH

JOHN FITCH

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christina N. Fitch and husband, John Fitch, the bargainors, with whom I am personally acquainted, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 25 day of June, 1999.

Notary Public

BRENDA FRANKS HALE
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TN

My commission expires: 4/22/2001

My Commission Expires
April 22 2001

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11544 PAGE 883

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

0604532
IDENTIFICATION REFERENCE

99 JUN 23 AM 10:00

CAMT
1200000.00
MOR TX 444.00
ERR CO
MOR TX 444.00-
CON TX 444.00
PRFEE 1.00
TDEED 8.00
CFEE 2.00
VOID
TDEED 8.00-
WDEED 8.00
BANK 455.00
CHECK 455.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/28/99 01 10:06 0001 4809

No. 1483296