File in Box No. 19 B

WARRANTY DEED

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE #99-6-56-B
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 83,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF June 19 99

Notary Public

MY COMMISSION EXPIRES: May 28, 2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PATRICIA A. ZARLING (NAME)	UNION PLANTERS BANK, N.A. (NAME)	MAP 117-15-0-A
1900 Richard Jones Rd., Unit B40. Box 1785 (ADDRESS)	(ADDRESS)	PARCEL 140CO
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Memphis, TN 38101-1785 (CITY) (STATE) (ZIP)	FB #16DA-23855

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, ELAINE SAWYER McDONALD AND HUSBAND, DONALD GREG McDONALD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PATRICIA A. ZARLING AND KARL E. ZARLING, BOTH 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. L-4 in a Horizontal Property Regime of the Green Hills Terrace, a Condominium Apartment, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5304, Page 702, and amended in Book 7841, Page 557, 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 of the Green Hills Terrace, as of record in Book 5200, Page 64, said Register's Office, for a more complete identification and description of such unit.

5044 06/25 0101 CHECK 318.10

BEING the same property conveyed to Robert B. Sawyer, by Deed from W. Curran Whitthorne and wife, Gloria N. Whitthorne, of record in Book 6047, Page 777, Register's Office for Davidson County, Tennessee. Being the same property transferred to Alice Sawyer Green and Elaine Sawyer McDonald, subject to a life estate interest in Margaret Sawyer, under the Last Will and Testament of Robert B. Sawyer, said party having died on March 23, 1994, and his Last Will and Testament being admitted for Probate in the Chancery Court of Williamson County, Tennessee, of record in Will Book 57, Page 276; and further conveyed

Legal Continued on Page 2

unimproved ( )
This is improved (X) property, known as 1900 Richard Jones Rd., Unit L4, Nashville, TN 37215
(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 our hand s this 25th day of June 1999

ELAINE SAWYER McDONALD

DONALD GREG McDONALD

01WC

Legal Continued from Page 1

to Alice Sawyer Green and Elaine Sawyer McDonald, by Quitclaim Deed from Margaret Sawyer, of record in Book 9356, Page 643, and further conveyed to Elaine Sawyer McDonald by Quitclaim Deed from Alice Sawyer Green, of record in Book 9910, Page 544, said Register's Office.

THIS conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Green Hills Terrace Condominiums, Register's Office for Davidson County, Tennessee, of record aforementioned; and this conveyance is further subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Donald Greg McDonald, spouse of the above named Elaine Sawyer McDonald, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, especially his marital rights.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ELAINE SAWYER McDONALD AND HUSBAND, DONALD GREG McDONALD, the bargainors, 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 Brentwood, Tennessee, this 25th day of June, 1999.

My Commission Expires: May 28, 2003

Notary Public

PETER V. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

06047756

IDENTIF. & REFERENCE

99 JUN 28 PM 1:40

BILL BARRETT REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11545 PAGE 671

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

0604756

IDENTIF. & REFERENCE

99 JUN 28 PM 1:40

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	83000.00
CON TX	307.10
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	318.10
CHECK	318.10

06/28/99 01 13:46 0001 5044

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1483525