STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 11635 PAGE 868

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,000.00.

Jane C. Williams
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 24th day of August, 1999.

Notary Public

H. ANTHONY DUNCAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: 1/30/02

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

99 AUG 26 AM 11:11
REGISTER
WILLIAMSON COUNTY, TN.

IDENTIFICATION REFERENCE
062 87753

ADDRESS NEW OWNER(S) AS FOLLOWS:
Jane C. Williams
240 Myhr Green, Unit No. 46
Nashville, Tennessee 37221

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map/Parcel: 142-070-C-046.00CO

0852 08/26 01:01 03CHECK 466.40

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JUNE O'NEIL as EXECUTRIX OF THE ESTATE OF ROSE G. ROSE; JUNE O'NEIL,** individually; **SHARON ROSE,** individually; and **TIM N. ROSE,** individually, hereinafter referred to as Grantor, hereby transfers and conveys to **JANE C. WILLIAMS,** hereinafter referred to as Grantee, her heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Being Unit No. 46 of Ashley Green, a horizontal property regime established pursuant to the provisions of the Tennessee Horizontal Property Act (Tennessee Code Annotated Sections 66-27-101 through 66-27-123; herein referred to as the "Act") and the provisions of the Master Deed for Ashley Green of record in Book 7184, page 44, Register's Office for Davison County, Tennessee, including without limitation the by-laws appended thereto of record in Book 7184, page 71, said Register's Office as said Master Deed has been amended by the 1st Amendment to Master Deed for Ashley Green, of record in Book 7482, page 312, said Register's Office (collectively the "Master Deed"), to which Master Deed reference is here made for a more complete and accurate description of said unit;

Together with an undivided percentage interest in the Common Elements (as defined in the Master Deed) appertaining to said unit and all other rights, powers, priileges and interests appertaining to said unit pursuant to the Master Deed;

Being the same property conveyed to ROSE G. ROSE by deed from Rochford Realty and Construction Co., Inc., a Tennessee corporation, of record in Book 8118, page 353, Register's Office for Davidson County, Tennessee. The said Rose G. Rose having since died. The property being acquired by June O'Neil, Sharon Rose and Time N. Rose as beneficiaries of The Estate of Rose G. Rose pursuant to Will dated July 19, 1995.

County taxes for the year 1999 are a lien but not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes when they become due and payable.

This conveyance is made subject to all conditions, restrictions, easements, and all other matters of record in the Register's Office of Davidson County, Tennessee.

This is improved property known as 240 Myhr Green, Unit No. 46, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, her heirs and assigns forever, and I do covenant with the said **GRANTEE** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEE**, her 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 my hand this 24th day of August, 1999.

June O'Neil Executrix
June O'Neil, *Executrix* of the Estate of Rose G. Rose

June O'Neil
June O'Neil, *individually*

Sharon Rose by June O'Neil Attorney-in-fact
Sharon Rose, *individually*

Tim N. Rose by June O'Neil Attorney-in-fact
Tim N. Rose, *individually*

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 June O'Neil, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, who acknowledged that she is the Executrix of The Estate of Rose G. Rose and is authorized by said Estate to execute the forgoing instrument for the purposes therein contained on behalf of The Estate of Rose G. Rose.

Witness my hand and official seal this 24th day of August, 1999.

Notary Public

My Commission Expires: 1/30/02

H. ANTHONY DUNCAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

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 June O'Neil, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, who acknowledged that she executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of August, 1999.

Notary Public

My Commission Expires: 1/30/02

H. ANTHONY DUNCAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

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 June O'Neil, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, who acknowledged that she is the Attorney-in-fact for Sharon Rose and Tim N. Rose and is authorized by Sharon Rose and Tim N. Rose to execute the forgoing instrument for the purposes therein contained on their behalf.

Witness my hand and official seal this 24th day of August, 1999.

Notary Public

My Commission Expires: 1/30/02

H. ANTHONY DUNCAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

U628753

IDENTIFICATION REFERENCE

99 AUG 26 AM 11:11

REGISTER
DAVIDSON COUNTY, TN.

CAMT	122000.00
CON TX	451.40
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	466.40
CHECK	466.40

08/26/99 01 11:11 0001 0852

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1508937