Box 9B

THIS INSTRUMENT PREPARED BY:
George E. Mudter, Jr., Esq.
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215
(615) 383-4429

File Box 9B

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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The actual consideration or value, whichever is greater, for this transfer is: $93,463.79

Karen W. Healy
Affiant

Subscribed and sworn to before me this 19th day of August, 1999.

George E. Mudter, Jr.
Notary Public

My Commission Expires: NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner(s): Karen W. Healy 254 Summit Ridge Drive Nashville, TN 37215	Send Tax Bills to New Owner	My Commission Expires SEPT. 23, 2000 Map 131-05 0-B Parcel 154-CO FB: 07DA-92180

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, MARGUERITE ELIZABETH MADDUX, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to KAREN W. HEALY, unmarried ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 254 Summit Ridge Drive, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs and assigns, forever.

And Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of August, 1999.

Marguerite Elizabeth Maddux
MARGUERITE ELIZABETH MADDUX

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Marguerite Elizabeth Maddux, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of August, 1999.

George E. Mudter, Jr.
Notary Public

My Commission Expires: NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 23, 2000

06287797
99 AUG 26 PM 1:37
REFERENCE
0101 03CHECK 356.82

Exhibit "A"

Legal Description

Land in Davidson County, Tennessee, being Unit No. 254 in a Horizontal Property Regime of Four Seasons Condominiums Apartments, 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 6841, page 349, ads amended in Book 6847, page 122, 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 Four Seasons Condominiums, as of record as shown on Exhibit "D" to the Master Deed of record in Book 6841, page 349, Register's Office for Davidson County, Tennessee, for a more complete identification and description of such unit.

Being the same property conveyed to Marguerite Elizabeth Maddux, unmarried, by deed from Stephen S. Sparks, unmarried, of record in Book 10704, page 47, Register's Office for Davidson County, Tennessee.

Encumbrances

1. 1999 Property taxes, a lien, but not yet due and payable.

2. Charter of Incorporation of Four Seasons Homeowner's Association of record in Book 6855, page 917, amended in Book 8176, page 697, Register's Office for Davidson County, Tennessee.

3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for maintenance of common areas, contained in the Master Deed and By-Laws for Four Seasons Condominium of record in Book 6841, page 349, amended in Book 6847, page 122, Register's Office for Davidson County, Tennessee.

4. Easement of record in Book 5158, page 852, Register's Office for Davidson County, Tennessee.

5. Agreement regarding utility service as set forth in instrument of record in Book 4821, page 20, Register's Office for Davidson County, Tennessee.

6. Easement Agreement and Consent of record in Book 6869, pages 157 and 162, re-recorded in Book 6870, page 966, Register's Office for Davidson County, Tennessee.

7. Engineering Report of record in Book 6847, page 125, Register's Office for Davidson County, Tennessee.

8. Easement Agreement of record in Book 7776, page 899, Register's Office for Davidson County, Tennessee.

9. Deed of Trust executed by Marguerite Elizabeth Maddux, unmarried to Guaranty Title Company, Trustee, dated November 26, 1997, and recorded December 2, 19997 at 1:43 p.m. in Book 10704, page 50, Register's Office for Davidson County, Tennessee, to secure to First American National Bank the payment of a note in the amount of $74,000.00, payable as therein specified, together with any terms, conditions, restrictions or limitations recited therein.

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

06287797

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REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

WDEED/IR. ↑ REFERENCE

MAMT	93463.79
ERR	CO
MAMT	93463.79-
CAMT	93463.79
CON TX	345.82
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	356.82
CHECK	356.82

08/26/99 01 13:37 0001 0926

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1509010