This Instrument Prepared By and Return To:

Kimberly Peck Abraham
513 Treemont Trail
Springfield, Tennessee 37172

BOOK 11656 PAGE 78

New Owner:	Send Tax Bill To	Property Address:
Sarah Knoedler 2336 Benay Road Nashville, TN 37214	Sarah Knoedler 2336 Benay Road Nashville, TN 37215	2336 Benay Road Nashville, TN 37214

WARRANTY DEED

This Conveyance, made and entered into as of the 31st day of **August, 1999** by and between **Medical Transplant Associates, P.C.** , a Tennessee Professional Corporation, hereinafter referred to as "Grantor", and **Sarah Knoedler**, hereinafter referred to as "Grantee".

WITNESSTH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in Davidson County, State of Tennessee.

Certain real property situate in Davidson County, Tennessee, and described as follows, to wit:

Being Unit No. 155 on the First Revision, Condominium Site Plan of River Glen, a Planned Unit Development, Phase IV, Section I of record in Book 9700, Page 283, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being of the same property conveyed to Dottie M. Dockins by deed from Fox Ridge Homes, Inc. described as map number 52-13-B and parcel number 117, of record in Book 10633, Page 95, Register's Office for Davidson County, Tennessee.

Being of the same property conveyed to Medical Transplant Associates, P.C. by deed from Dottie M. Dockins of record in Book 11638, Page 533, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to a flowage Easement in Book 2200, page 119, a 20 foot Roadway Easement in Book 186, page 559, and an Electric Power Transmission Line Easement in Book 3961, page 681, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulation, building restrictions and setback lines, if any, easements and rights-of-way- for public utilities.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any way appertaining unto the said Grantee, its heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except for 1999 real property taxes which are not yet due and payable; and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

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

WITNESS the signature of the Grantor the day and year first above written.

Medical Transplant Associates, P.C.
Mark A. Wigger, Chairman

BOOK 11656 PAGE 79

State of Tennessee)

County of Davidson)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Dr. Mark A. Wigger**, who identified himself as the Chairman of Medical Transplant Associates, P.C., the within named bargainor and professional corporation, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st, day of **August, 1999**.

Notary Public

My Commission Expires JULY 28, 2001
My commission expires _____.

State of Tennessee)

County of Davidson)

I, **Sarah Knoedler**, hereby affirm that, to the best of my knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$90,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Sarah Knoedler

Affiant

Subscribed and sworn to before me this 31st day of **August, 1999.**

Notary Public
My commission expires Sept. 23, 2000.

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Sarah Knoedler**, the within named bargainor, and 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.

0634 09/09 0101 03CHECK 344.00
PICK-UP
99 SEP -9 PM 1:08
RECEIVED
FILED FOR RECORD
0634130
REFERENCE

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 11656 PAGE 80

06341130

IDENTIFICATION REFERENCE

99 SEP -9 PM 1:08

REGISTER
DAVIDSON COUNTY, TN.

			CAMT	90000.00
			CON TX	333.00
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	344.00
			CHECK	344.00
09/09/99	01	13:11	0001	6614

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1514614