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

FTEC File No. 16733
File Box 9-B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $130,000.00

Dee Dee Johnson Wade
Affiant

Subscribed and sworn to before me, this 2nd day of September 1999

LARGE
Notary Public
COUNTY

My Commission Expires:

My Commission Expires SEPT. 20, 2000

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
DEE DEE JOHNSON WADE	SUNTRUST BANK, NASHVILLE, NA	116-3-B
4505 Harding Road, #185	P.O. Box 305110	185
Nashville, Tennessee 37205	Nashville, Tennessee 37230	7DA78106

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, PHYLLIS ROBINSON BAKER VANDEWATER , MARRIED

("Grantor"), has this day bargained and sold, and does hereby transfer and convey to DEE DEE JOHNSON WADE AND ALEX F. WADE, JR. AND MARY N. WADE , joint tenants with the right of survivorship

("Grantee"), its successors, 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 4505 Harding Road, Unit 185, Nashville Tennessee 37205

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

And Grantor covenants that it 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, its successors, 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 2nd day of September, 1999.

Phyllis Robinson Baker Vandewater
PHYLLIS ROBINSON BAKER VANDEWATER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, PHYLLIS ROBINSON BAKER VANDEWATER ,

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 2nd day of September, 1999.

NOTARY PUBLIC

My Commission Expires:

Notary Public

WARDEED

My Commission Expires SEPT. 20, 2000

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit 185 on the Plan of Royal Oaks Apartments of record in Plat Book 5200, page 45, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of 4505 Harding Road Homeowner's Association, a horizontal property regime established by Master Deed and By-Laws of record in Book 5282, page 972, said Register's Office.

Being the same property conveyed to Phyllis Robinson Baker, unmarried by deed from William E. Calvert, and Jeffrey C. Lynch, both unmarried of record in Book 9751, page 285, said Register's Office. Phyllis Robinson Baker is now known as Phyllis Robinson Baker Vandewater.

This conveyance is made subject to: (1) 1999 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 5282, page 972; (3) Easements of record in Book 3347, page 188, Book 4835, page 964, Book 4668, page 986, Book 4744, page 370, modified in Book 4978, page 524, Book 3165, page 607, and Book 5144, page 244; (4) Charter of record in Book 5282, page 501; and (5) All matters appearing on the Plan of record in Plat Book 5200, page 45, said Register's Office.

This is not now nor has it ever been the principal residence of the spouse of Phyllis Robinson Baker Vandewater.

063 4499
REFERENCE
99 SEP 10 PM 12:49
REGISTER
DAVIDSON COUNTY, TN.
009 09/10 01:01 03CHECK 492.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11657 PAGE 402

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

CAMT	130000.00
CON TX	481.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	492.00
CHECK	492.00

09/10/99 01 12:52 0001 7009

0634499

CANCEL AS REFERENCE

99 SEP 10 PM 12:49

REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1515002