PREPARED BY:
D.W. McMACKIN
ATTORNEY AT LAW
5200 Maryland Way, Suite 105
BRENTWOOD, TN 37027

Map & Parcel No.: 129-14-A-2

RETURN TO:

D.W. McMACKIN
ATTORNEY AT LAW
5200 Maryland Way, Suite 105
BRENTWOOD, TN 37027

BOOK 11725 PAGE 925

WARRANTY DEED

THIS INDENTURE is made and entered into this **28th** day of **October, 1999** between **James David Owen and wife, Bonita P. Owen** , GRANTOR, and **Ellen K. Marxer and Margaret M. Zimmerman in their capacity as Trustees of the Ellen K. Marxer Trust Dated November 20, 1997** , GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being a certain condominium apartment described as follows, to wit:

Being Apartment Unit No. 105 of Wessex Towers Condominium created under Title 64, Section 2701, et seq., amended, Tennessee Code Annotated, and as established by a Master Deed, which was executed by Central Tennessee Investment Company, Inc., of record in Book 5414, page 634, Register's Office for said County, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plan of Wessex Towers Condominium Apartments, of record in Book 5200, page 142, said Register's Office, for a more complete and accurate description of said Condominium.

Being the same property conveyed to James David Owen by deed from Metropolitan Equities, a partnership composed of William H. Freeman and James A. Webb, III, as to a two-thirds undivided interest, and Hall Rosson, Jr., as to a one-third undivided interest, of record in Book 5801, page 902, said Register's Office.

This conveyance is made subject to (a) Property Taxes for 1999 which have been prorated, and payment thereof, by acceptance of this conveyance , is expressly assumed by Grantees; (b) all matters appearing on the plan of record in Book 5200, page 142, said Register's Office; and (c) The Master Deed and By-Laws of record in the Register's Office for Dickson County, Tennessee.

Bonita P. Owen, spouse of James David Owen, joins in this conveyance for the sole purpose of conveying and all marital interest she may have in subject property, now or hereafter.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

James David Owen

James David Owen
Signature of Seller

Bonita P. Owen

Bonita P. Owen
Signature of Seller

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INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **James David Owen**, the within named bargainor, 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 office in **DAVIDSON** County, this **28th** day of **October, 1999.**

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

My Commission Expires:

My Commission Expires
7-27-2002

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Bonita P. Owen**, the within named bargainor, 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 office in **DAVIDSON** County, this **28th** day of **October, 1999.**

LISA McCREARY
Notary Public, Sumner Co., TN
My Comm. Expires Oct. 1, 2001

Notary Public

My Commission Expires:

Name and Address of Property Owner:

Ellen K. Marxer
P.O. Box 430
Estill Springs, TN 37330

Property Address:

6666 Brookmont Terrace, Unit 105
Nashville, TN 37205

Person Responsible for Taxes:

NEW OWNER

99 NOV -1 PM 3:33
REGISTER
DAVIDSON CO. TN.

06528836

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$40,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **28th** day of **October, 1999.**

D.W. McMACKIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

Notary Public

My Commission Expires

My Commission Expires
7-27-2002

01 03CHECK
159.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11725 PAGE 927

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

CHMT 40000.00
CON TX 146.00
PRFEE 1.00
MOFEE 8.00
CFEE 2.00
TOTAL 159.00
CHTEN 159.00
01/99 01 15:34 0001 6474

99 NOV -1 PM 3:34

0652836

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1534222