First Title and Escrow COmpany, Inc.

File: Box 9B

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

#16856

ORT#: SV_____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 405,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 29th DAY OF October, 19 99.

NOTARY PUBLIC

My Commission expires: NOTARY PUBLIC AT LARGE

GEORGE E. MUDTER
DAVIDSON COUNTY, TENN.
Commission Expires SEPT 23 2000

(615) 385-2804 THIS INSTRUMENT PREPARED BY TN Sup Ct # 003143

Marbut Glenn Gaston, Jr.,Lawyer,2211 Crestmoor Rd., Nashville, TN 37215
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Martin P. Bennett	New Owner At Same Address	138-8-A-3-CO
(NAME)	(NAME)	
2200 Harding Pl., #3		7DA-50177
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

BOOK 11730 PAGE 126

For and in Consideration of the sum of $ 405,000.00 **cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we=**

I, M. Michael Nixon, an unmarried person

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Martin P. Bennett, Unmarried

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in DAVIDSON **County, Tennessee, described as follows, to wit:**

Land in Davidson County, Tennessee and being **Unit** [Parcel] **No.** 3 on plan of **2200 HARDING PLACE**, a horizontal property regime, as is established by the Master Deed as of record at **Book 5971, page 574** (as amended at Book 5989, page 549) and as shown on Exhibit "B" thereto at Book 5971, page 611, and also as being a part of Lot No. 2 on the initial plat at Book 5200, page 463, all of record in the Register's Office for said County, and all to which reference is hereby made and the same incorporated herein for a complete description of said lot and of the conveyance hereby made, and including, without limitation, all of the grantor's undivided interest in the general and/or limited common elements appurtenant thereto.

Being all the same property conveyed to the grantor herein by deed as of record at Book **11512**, page **61**, said Register's Office, and the above description is the same as appears therein.

This conveyance is subject to current year's property taxes which have been prorated this date and the grantee assumes in full (not withstanding any change from the amount used in said proration) and to restrictive covenants, plat limitations, easements, and/or other matters, as hereinafter stated, to wit:

Master Deed as of record at Book 5971, page 574, as amended at Book 5989, page 549, restrictions of record at Book 5729, page 877 and at Book 6600, page 25, plat of record at Book 5200, page 463 and plat at Book 5971, page 611 (Exhibit "B" to said Master Deed).

unimproved ( )
This is improved (X) property, known as 2200 Harding Pl., #3, Nashville, TN 37215
(House Number) (Street) (City) (State) (Zip)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their 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 our hands this 29th day of OCTOBER, 19 99.

M. Michael Nixon

99 NOV 03 PM 12:49
FILE REFERENCE
REGISTER
DAVIDSON CO. TN.
00653858

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named M. Michael Nixon, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 29th day of October, 1999.

My Commission expires:
10-25-2003

Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public

11/03/99 01:01 PM
1509.50

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11730 PAGE 128

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

0653858

REFERENCE

99 NOV -3 PM 12:50

REGISTER
DAVIDSON COUNTY, TN.

CAMT
405000.00
CON TX 1498.50
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 1509.50
CHECK 1509.50

11/03/99 01 12:51 0001 7536

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1535276