FILE BOX 9-B
FIRST TITLE & ESCROW CO., INC.
#16884

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

GERALD G. PATTERSON, ATTORNEY
P. O. Box 40347
Nashville, Tennessee 37204

BOOK 11749 PAGE 73

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
TIMOTHY J. PORTALE (NAME)	FRANKLIN AMERICAN MORTGAGE (NAME)	MAP 131-5-B
234 Summit Ridge Drive (STREET ADDRESS OR ROUTE NUMBER)	501 Corporate Ctr. #400 (STREET ADDRESS)	PARCEL 234.00co
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	Franklin, Tennessee 37067 (CITY) (STATE) (ZIP)	FB# 7DA92160

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, James D. Wheeler and Jill E. Wheeler

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy J. Portale, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 234, together with the appurtenant interest in the common elements of Four Seasons Condominium, a horizontal property regime established by Master Deed and By-Laws, of record in Book 6841, page 349 amended in Book 6847, page 122, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit D to the aforementioned Master Deed and being located upon Tract No. 1 on the Plan of Clark Gower Property of record in Plat Book 5050, page 30, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James D. Wheeler and Jill E. Wheeler, as joint tenants with right of survivorship by deed from Four Seasons Associates, Inc., a Tennessee corporation of record in Book 7245, page 552, said Register's Office.

**

This is not now the principal residence of the Grantors.

**This conveyance is made subject to: (1) Restrictions of record in Book 6841, page 349, amended in Book 6847, page 122; (2) Easements of record in Book 7776, page 899, Book 6869, pages 157 and 162, re-recorded in Book 6870, page 966 Book 5158, page 852; and (3) Charter of record in Book 6855, page 917, amended in Book 8176, page 697; (4) Agreement of record in Book 4821, page 20; (5) Engineering report of record in Book 6847, page 125; and (6) All matters appearing on the Plan of record in Plat Book 5050, page 30, said Register's Office.

unimproved ( )
This is improved (X) property, known as ~~234 Summit Ridge Drive,~~ Nashville, Tennessee 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs and assigns, forever, and we do covenant with the 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 herein set out; and we do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 15th day of November, 1999.

James D. Wheeler
JAMES D. WHEELER

Jill E. Wheeler
JILL E. WHEELER

BOOK 11749 PAGE 74

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James D. Wheeler and Jill E. Wheeler with whom I am personally acquainted, and who acknowledged that ~~they~~ executed the within instrument for the purposes therein contained.

Witness my hand at office, this 15th day of November, 19 99

My commission expires 9/23/2000 Notary Public Michelle Stringer

STATE OF
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

OFFICE

99032

99 DEC 10 AM 12:55

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF November, 19 99.

MY COMMISSION EXPIRES: 9/23/2000 (AFFIX SEAL) Michelle Stringer Notary Public

WARRANTY DEED

FROM

JAMES D. WHEELER AND

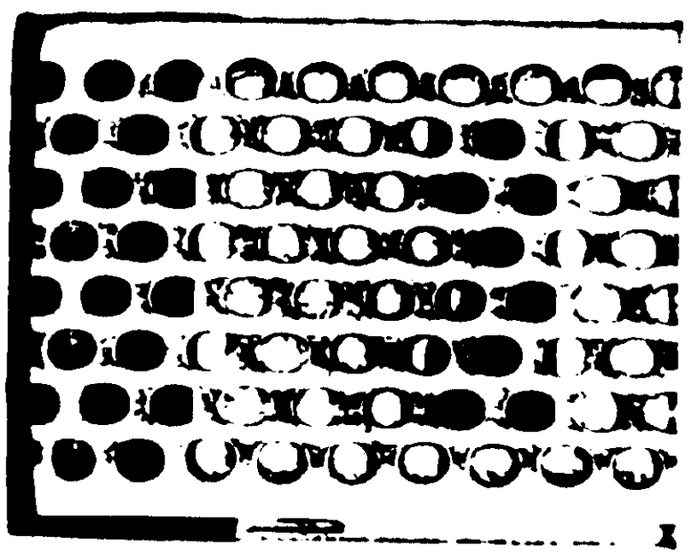
JILL E. WHEELER

TO

TIMOTHY J. PORTALE, UNMARRIED

2621.50 11/19 0101 03CHECK

First Title & Escrow Company, Inc.
Suite 110 The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



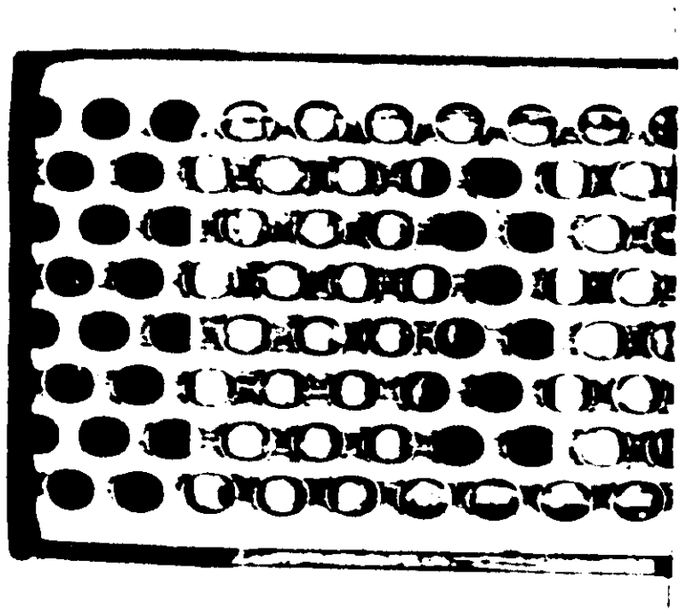
OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 11749 PAGE 75

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



065903

99 NOV 19 PM 12:56

CAMT		95000.00
CON TX		351.50
PRFEE		1.00
WDEED		8.00
CFEE		2.00
TOTAL		362.50
CHECK		362.50
11/19/99	01	12:58 0001 3051

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1540709