WARRANTY DEED

RETURN TO:
Rudy Title & Escrow
2000 Glen Echo Rd., Ste. 209
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF November 19 99

NOTARY PUBLIC AT LARGE

Notary Public

MY COMMISSION EXPIRES: 3-23-02
(AFFIX SEAL)

LAURA GLEAVES NOTARY PUBLIC DAVIDSON COUNTY TENN

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027
My Commission Expires MAR 23, 2002

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BRANDON C. DONELSON		MAP 082-16-0-D
(NAME)	(NAME) SAME	
931 D Russell Street		PARCEL 004CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, JAVACK, L.L.C., A TENNESSEE LIMITED LIABILITY CO.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BRANDON C. DONELSON, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR 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. D on the Plan of Lookout Flats Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 11574, Page 878, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Lookout Flats Condominiums as shown on Exhibit "A" to the Master Deed, of record in Book 11574, Page 878, said Register's Office, for a more complete identification and description of such Unit.

BEING part of the same property conveyed to Javack, L.L.C., by Deed from Metropolitan Development and Housing Agency, of record in Book 10414, Page 628, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements

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unimproved ( )
This is improved (X) property, known as 931 D Russell Street, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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; 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 and representatives, to warrant and forever defend the title to the said land to the said 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 my hand this 5th day of November 1999

JAVACK, L.L.C., A TENNESSEE LIMITED LIABILITY CO.
By: Chas Kildgore CMM
Charles Kildgore, Chief, Managing Member

11/24/99 01:01 02/CHECK 621.50

SILL GARRETT REGISTER DAVIDSON COUNTY, TN.
99 NOV 24 PM 2:39

JOHN D. REFERENCE

0660984

DCTN01WC

Legal Continued from Page 1

thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Lookout Flats Condominiums, of record as aforementioned; and Restrictive Covenants, of record in Book 10414, Page 628, Register's Office for Davidson County, Tennessee; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Charles Kildgore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Chief Managing Member of the JAVACK, L.L.C., the within named bargainor, a Tennessee limited liability company, and that he as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such officer.

WITNESS my hand and official seal at office at Brentwood, Tennessee, this 5th day of November, 1999.

Peter Weiss
Notary Public

My Commission Expires: 5/28/2003

PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

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 11756 PAGE 703

0660984

IDENTIFICATION REFERENCE

99 NOV 24 PM 2:39

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	165000.00
CON TX	610.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	621.50
CHECK	621.50

11/24/99 01 14:42 0001 5126

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1542758