RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 38615 FILE BOX "7"

Instr:200002100013654 Page: 1 OF 2
REC'D FOR REC 02/10/2000 11:11:50AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $536.50

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$145,000.00.**

X Lou E. Jenkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE **1ST DAY OF FEBRUARY, 2000.**

Notary Public

MY COMMISSION EXPIRES: 9/28/2002

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 28, 2002

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
LOU E. JENKINS **154 Harpeth Trace Drive** **Nashville, Tennessee 37221**	**SAME**	**143-3-D-154** **9D 272844**

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 **I, ELIZABETH G. PICKLE, A Widow**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LOU E. JENKINS**

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:

A CERTAIN CONDOMINIUM APARTMENT being described as follows, to wit:

Unit No. 154 in a Horizontal Property Regime located on the Plan of Harpeth Trace Condominiums of record in Book 5050, Page 47, said Register's Office, to which plan reference is hereby made for a more complete description of said lot.

TOGETHER WITH each and all of the rights, privileges, and appurtenances thereunto belonging, as set forth in Master Deed recorded in Book 5116, Page 751, Register's Office for said County, and Plan and Administrative by-Laws as attached thereto, including without limitation such unit's undivided percentage interest in the land and general common elements;

SUBJECT HOWEVER, to all of the provisions, conditions, restrictions, options, burdens and undertakings contained in the Master Deed, the Plan and Administrative By-Laws, thereunto attached and to the rules and regulations.

SUBECT FURTHER, to all the provisions, conditions, restrictions, burdens and undertakings contained in a certain Declaration of Covenants and Restrictions contained in the Charter of the Harpeth Trace Services Association of record in Book 5120, Page 199, and to which further reference is made in Book 5120, Page 918, Register's Office for Davidson County, Tennessee.

SUBJECT FURTHER, to established easements in favor of other unit owners; and all sewer, water, electrical, telephone and other utility easements now established over, through or upon the property and building thereon, or to serve some or all of the units therein, and real estate taxes for the current year.

BEING the same property conveyed to Tom M. Pickle and wife, Elizabeth G. Pickle by deed from Harpeth Glen Corporation, of record in Book 5289, page 71, Register's Office for Davidson County, Tennessee. The said Tom M. Pickle also known as Col. Tom M. Pickle having since died.

This is improved property known as 154 Harpeth Trace Drive, Nashville, TN 37221

To have and to hold the said tract or parcel of land, which 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 thes aid land to the said GRANTEES, THEIR HEIRS AND ASSIGNS AGAINST THE LAWFUL CLAIMS OF ALL PERSONS, WHOSOEVER.

Whenever 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 1ST DAY OF FEBRUARY, 2000.

Elizabeth G. Pickle

ELIZABETH G. PICKLE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named **ELIZABETH G. PICKLE, A Widow** the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the lst day of February, 2000.

Alan L Saturn

NOTARY PUBLIC

My Commission Expires: 9/28/2002

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 28, 2002