Box 37
LL

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Sheliah Beth Wall 133 Harpeth Trace Drive Nashville, TN 37221	143-3D-133	Same
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Ruth Throgmorton-Raines, unmarried and Patricia Moore Throgmorton Pickett (the "Grantors"), have bargained and sold, and by these presents does transfer and convey to Sheliah Beth Wall (the "Grantee"), Grantee's heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described as follows (the "Property"):

Land in Davidson County, Tennessee, being Unit No. 133 on the Plan of Harpeth Trace Highrise Condominium Apartments as of record in Book 5050, page 47, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Ruth Throgmorton-Raines and Robert Sydney Throgmorton by deed of record in Book 6887, page 136, Register's Office for Davidson County, Tennessee. The said Robert Sydney Throgmorton having since died and his interest in said property became vested in Ruth Throgmorton-Raines and Walter Phillip Throgmorton pursuant to Will dated October 2, 1978, filed in Probate Office for Lake County, Tennessee, Docket No.3531. The said Walter Phillip Throgmorton having since died and pursuant to Will dated October 21, 1986, filed in Will Book 282, page 517, Probate Office for Shelby County, Tennessee, his interest in said property become vested in Patricia Moore Throgmorton (now Patricia Moore Throgmorton Pickett).

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

Instr:200003100025240 Page: 1 OF 3
REC'D FOR REC 03/10/2000 4:21:00PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $473.60

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $128,000.00.

Sheliah Beth Wall
Affiant

Subscribed and sworn to before me this 10 day of March, 2000.

Ruth Paige Thomas
Notary Public
My Commission Expires: 9-28-2001

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2. All matters shown on the Plan of Harpeth Trace Highrise Condominium Apartments of record in Book 5050, page 47, Register's Office for Davidson County, Tennessee.

3. Easement for ingress and egress of record in Book 4734, page 901, Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5099, page 783, Register's Office for Davidson County, Tennessee.

5. The premises herein conveyed is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements 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 buildings 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 Harpeth Trace Highrise Condominium Apartments, of record in Book 5116, page 751 and the By-Laws appended thereto Book 5116, page 791, Register's Office for Davidson County, Tennessee.

6. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens contained in an instrument of record in Book 5120, page 208 and Book 5120, page 918, as corrected by Instrument of Correction of record in Book 5182, page 767 and as amended in Book 5182, page 769, Register's Office for Davidson County, Tennessee.

2. This is improved property located at 133 Harpeth Trace, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs and assigns, forever.

Grantors covenant with the Grantee that Grantors are lawfully seized and possessed of the Property in fee simple; that Grantors have a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever except that no warranty is made as to the amount of acreage in the Property.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 10 day of March, 2000.

Ruth Throgmorton-Raines
RUTH THROGMORTON-RAINES

Patricia Moore Throgmorton Pickett
PATRICIA MOORE THROGMORTON PICKETT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Loretta B. Lane, Notary Public, Ruth Throgmorton-Raines, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 10th day of March, 2000.

Loretta B. Lane
Notary Pubic
My Commission Expires: 3/23/2002

STATE OF MISSISSIPPI
COUNTY OF Panola

Personally appeared before me, the undersigned authority in and for the said county and state, on this 7 day of March, 2000, within my jurisdiction, the within named Patricia Moore Throgmorton Pickett, who acknowledged that she executed the above and foregoing instrument.

Linda B Chapman
Notary Public

My Commission Expires: 2-12-02

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