PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@home.com

W & I Ref: (st) Title No: 41524
Dav. Co. File: Box 8

Instr:200003160026890 Page: 1 OF 2
REC'D FOR REC 03/16/2000 9:43:21AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $1480.00

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
George A. Dean Kimberly J. Dean 106 Hanover Square Nashville, TN 37215	Bank Of America P.O. Box 26388 Richmond, VA 23260-6388

TAX MAP-PARCEL NUMBERS: 117-1-E-14.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 400,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert H. Chilton, III, Executor, With Full Power, Under The Estate of Barbara H. Chilton,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **George A. Dean and spouse, Kimberly J. Dean,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A certain condominium apartment in Davidson County, Tennessee, being Lot No. 7 of Hanover Square Condominiums, as of record in Book 5200, page 134, and Book 5210, page 260, and by Master Deed of record in Book 5380, page 164, as amended by instrument of record in Book 5565, page 948, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Robert H. Chilton and wife, Barbara H. Chilton by deed from Fox Builders, Inc., a Tennessee corporation of record in Book 5603, page 393, Register's Office for said County. Robert H. Chilton has since died, thereby leaving Barbara H. Chilton as surviving tenant by the entirety. Barbara H. Chilton subsequent died, unmarried & testate. By Will of record in Will Book 231, page 232, Probate Court Clerks Office for Davidson County, Tennessee, the said Barbara H. Chilton empowered Robert H. Chilton, III, Executor with full power to convey subject property. Letters Testamentary were issued to Robert H. Chilton, III, Executor, by the Probate Court for Davidson County, Tennessee, of record in Minute Book 450, page 245, said Probate Court Clerks Office.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to: Taxes for 2000, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5200, Page 134, and amended in Book 5210, page 260, said Register's Office, to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 5380, page 164, Book 5565, page 948, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters

This is improved property, known as: 104 Hanover Square, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of March, 2000.

Robert H. Chilton III, Executor, Estate of Barbara H. Chilton

Robert H. Chilton III, Executor,
Under The Will Of Barbara H.
Chilton

State of Tennessee
County of Davidson

On this 15th day of March, 2000, before me the undersigned authority, personally appeared **Robert H. Chilton, III, Executor, With Full Power, Under Estate of Barbara H. Chilton**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY WILLIAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 7/26/2003

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 400,000.00

Affiant

Sworn and subscribed before me on the 15th day of March, 2000.

My Commission Expires: _____

CHRISTY WILLIAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 7/26/2003

Notary Public