BOX 28

00040187

OLD REPUBLIC

National Title Insurance Company
201 Fourth Avenue North, Suite 150
Nashville, Tennessee 37219-2011

Instr:200004190039031 Page: 1 OF 3
REC'D FOR REC 04/19/2000 8:53:13AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $499.50

STATE OF TENNESSEE }
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 135,000.00

John S. Edwards
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 18th DAY OF April 2000

Julia Smith
NOTARY PUBLIC

My Commission expires: 9/29/2003

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT PREPARED BY:
Devereaux D. Cannon, Jr., Attorney, 201 Fourth Avenue, North, Nashville, TN 37219

NAME	ADDRESS	
NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
JOHN S. EDWARDS (NAME)	Same (NAME)	103-16B-009
4215 Harding Road, Unit #109 (ADDRESS)	(NAME)	
Nashville, TN 37205 (CITY) (STATE) (ZIP)	(ADDRESS) (CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

THOMAS J. VAUGHAN AND WIFE, CHRISTINE M. VAUGHAN

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

JOHN S. EDWARDS

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being Unit No. 109 as shown on the Plat of Windsor Tower, a condominium, of record in Book 5200, page 71, Register's Office for Davidson County, Tennessee, together with an undivided 0.719% interest in the common elements of 4215 Harding Road Homeowner's Association, as described in Book 5313, page 338, et seq., Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Thomas J. Vaughan and wife, Christine M. Vaughan, by deed from Union Financial Corporation, of record in Book 6510, page 380, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

(SEE ATTACHED EXHIBIT "A")

This is unimproved ( ) improved (X) property, known as Unit #109, 4215 Harding Road - Nashville, TN 37205
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 18th day of April, 2000

Thomas J. Vaughan
THOMAS J. VAUGHAN
By: Julie Vaughan Steele
Julie Vaughan Steele
Attorney-in-Fact

Christine M Vaughan
CHRISTINE M. VAUGHAN
By: Julie Vaughan Steele
Julie Vaughan Steele
Attorney-in-Fact

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named JULIE VAUGHAN STEELE

to me known to be the person who executed the foregoing instrument on behalf of Thomas J. Vaughan and Christine M. Vaughan, and acknowledged that she executed the same as the free act and deed of the said Thomas J. Vaughan and Christine M. Vaughan.

Witness my hand and official seal at office this 18th day of April 2000.

My Commission expires:
9/28/2002

Jo Ann Smith
Notary Public

JO ANN SMITH NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____ _____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____ _____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____ _____
Notary Public

Exhibit "A"

1. Metro taxes for 2000, which have been prorated and assumed by the Grantee.

2. An easement for 20 ft. permanent sanitary sewer and drainage and an additional 15 ft. temporary construction easement to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 3956, page 943, said Register's Office, as described therein and being parallel to the westerly line of said property and running to the southeasterly margin of the Memphis-Bristol Highway.

3. The premises herein insured is a condominimum 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 Windsor Tower Condominium Apartments, of record in Book 5313, page 338, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto of record in Book 5313, page 358, said Register's Office.

4. Matters shown on the Plan of record in Book 5200, Page 71, said Register's Office.

5. Rights of others in and to the common elements.