Box 60

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Instr:200005230051591 Page: 1 OF 2
REC'D FOR REC 05/23/2000 11:36:34AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $38.85

ADDRESS NEW OWNER:
John Richard Conditt
2116 Hobbs Road, K8
Nashville, Tennessee 37215

SEND TAX BILL TO:
Owner

MORTGAGEE:

None

MAP **105-6**
GROUP
PARCEL **207**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Clara Whitworth Donnell, unmarried** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **John Richard Conditt**, hereinafter called the "GRANTEE", his 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 Lot No. 15 on the Plan of Matilda's Alloway Subdivision, of record in Book 161, page 143, Register's Office, Davidson County, Tennessee.
>
> Said Lot No. 15 fronts 50 feet on the south side of Alloway Street and runs back between parallel lines 135 feet to an alley.
>
> Being the same property conveyed to Billy C. Donnell by Trustees Deed from Robert C. Donnell, Trustee, of record in Book 9245, page 387, Register's Office, Davidson County, Tennessee. The said Billy C. Donnell, now being deceased and having devised and bequeathed said property to Clara W. Donnell (wife) by his Last Will and Testament of record in Will Book 203, page 183, Probate Court Clerks Office, Davidson Couny, Tennessee. The said Clara W. Donnell and Clara Whitworth Donnell are one in the same person.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2000 and subsequent years.

This is X unimproved____ improved property known as 755 Alloway Street, Nashville, Tennessee 37203.

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", his heirs and assigns, forever, and, GRANTOR does covenants with the said "GRANTEE" that she is lawfully seized 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; and, "GRANTOR", does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and his heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 the 18th day of May, 2000.

Clara Whitworth Donnell

Clara Whitworth Donnell, by Cindy Boyd, as attorney-in-fact

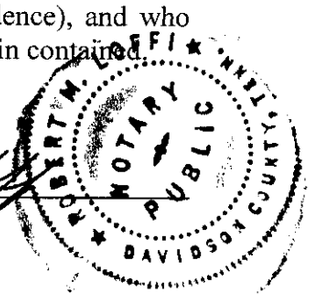
Cindy Boyd

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Cindy Boyd as attorney in fact for Clara Whitworth Donnell,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 18th day of May, 2000.

Robert M. Loffi
NOTARY PUBLIC



My Commission Expires: 9/23/2000

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $10,500.00.

AFFIANT

Subscribed and sworn to before me on this 18th day of May, 2000.

Robert M. Loffi
NOTARY PUBLIC



My Commission Expires: 9/23/2000