39-B

Instr:20000601005466B Page: 1 OF 3
REC'D FOR REC 06/01/2000 2:42:22PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $432.90

ADDRESS NEW OWNERS:	SEND TAX BILLS TO: New owner	MAP-PARCEL NO.
Kimberly Sue Fowler		Map 116-3-A
4505 Harding Road #41E		Parcel 44
Nashville, TN 37205		

This instrument was prepared by: David A. Childress, Attorney,
102 Woodmont Blvd., Suite 200, Nashville, TN 37205.

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, I, **ALEC B. STEVENSON, III**, Personal Representative for the Estate of Madlynn A. Stevenson (herein referred to as "Grantor"), have bargained and sold, and by these presents do hereby transfer and convey unto **KIMBERLY SUE FOWLER**, an unmarried person (herein referred to as "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, described as follows:

A certain condominium unit in Davidson County, Tennessee, described as follows: Unit No. 41E in a Horizontal Property Regime of Royal Oaks Tower Condominium Apartments, of record in Book 4460, page 189, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Madlynn A. Stevenson be deed from John W. Barton and wife, Carolyn M. Barton, of record in Book 11067, page 31, Register's Office for Davidson County, Tennessee. Alec B. Stevenson, Jr., husband of Madlynn A. Stevenson, died on June 1, 1999. Madlynn A. Stevenson, unmarried, died on January 25, 2000 leaving a Last Will and Testament and four codicils which were recorded as the Last Will and Testament of Madlynn A. Stevenson in the Probate Division of the Seventh Circuit Court of Davidson County, Tennessee on January 28, 2000 (00P-147). The fourth paragraph of Article II of said Last Will and Testament as added by the Fourth Codicil to said Last Will and Testament incorporates all real property into the probate estate of the decedent and grants to the personal representative the power and authority to sell any interests in real property and to add the proceeds to the probate estate.

This description was the same as was used in the last deed of record.

The conveyance of the above described parcel of land is subject to the following:

1. 2000 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee;

2. All terms and provisions of the Master Deed establishing a Horizontal Property Regime of record in Book 4710, page 910, as amended in Book 4798, page 813, Register's Office, Davidson County, Tennessee, and the By-Laws appended thereto;

3. Matters shown on the Plan of record in Book 4460, page 189, Register's Office for Davidson County, Tennessee;

4. Reservation for easement for driveway and restrictions as to use of said easement and a driveway easement on adjoining property granted

to Charles F. Alexander, Trustee, of record in Book 4668, page 986, Register's Office for Davidson County, Tennessee;

5. The premises are part of land formerly known as Lot No. 3 on the Plan of Royal Oaks, of record in Book 4300, page 201, Register's Office for Davidson County, Tennessee. Said plat shows two easements for driveways, a 10 foot sanitary sewer and/or storm sewer easement granted by instrument of record in Book 3958, pages 152-154, said Register's Office, and the following reservation: "Owner's reserve the right to re-record this plat and place a 25 foot easement for ingress and egress to Lot No. 5 between Lots Nos. 3 and 5 to be located within 100 feet from Woodmont Blvd; and

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

This is improved property commonly known as 4505 Harding Road, #41E, Nashville, Tennessee, 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interests thereto belonging to the GRANTEE, GRANTEE'S heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that GRANTOR 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 itself, its successors and assigns, to warrant and forever defend the title to said land to the said GRANTEE, GRANTEE'S heirs and assigns, against the lawful claims of all persons whomever.

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.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $117,000.00.

Affiant

Subscribed and sworn to before me this 1 day of June, 2000.

Notary Public

My commission expires: 9-29-2001

WITNESS my hand this 31 day of May, 2000.

Alec B. Stevernson, III, Personal Representative
of the Estate of Madlynn A. Stevenson

STATE OF TEXAS)
COUNTY OF DALLAS)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainor, **ALEC B. STEVENSON, III**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Personal Representative of the Estate of Madlynn A. Stevenson and that he executed the within instrument, by signing as Personal Representative, for the purposes therein contained.

WITNESS my hand and official seal at Dallas, Texas, this 31 day of May, 2000.

Glendine Gipson
Notary Public

My Commission Expires: October 15, 2002

GLENDINE GIPSON
MY COMMISSION EXPIRES
October 15, 2002