Davidson County DEEDWARR
Recvd: 09/25/00 13:25 2pgs
Fees:11.00 Taxes:166.50

20000925-0094826

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FROM: Del Rene Bryant

TO: Heather R. Bryant

THIS INSTRUMENT PREPARED BY:
Stephen C. Baker
WALLER LANSDEN DORTCH & DAVIS,
a Professional Limited Liability Company
511 Union Street, Suite 2100
Nashville, Tennessee 37219-1760

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Heather R. Bryant 1901 18th Avenue South, 207 M Nashville, TN 37212	(SAME)	Map 104-12-A Parcel 20

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $45,000.00.

Heather R. Bryant
Affiant

Subscribed and sworn to before me, this the 15th day of September, 2000.

Jeanette L. Ramer
Notary Public

JEANETTE L. RAMER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Comm. Expires: 7/26/03

My Commission Expires JULY 26, 2003

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten 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, Del Rene Bryant, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto Heather R. Bryant, hereinafter called "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Unit 207M, of Magnolia Wedgewood Condominium created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6258, page 718, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Magnolia Wedgewood Condominium set forth in Exhibit A-2 of this Master Deed for a more complete identification and description of such Unit.
>
> Being the same property conveyed to Del Rene Bryant by deed from P and D Properties, a joint venture composed of Del Rene Bryant and Phillip R. Graham, of record in Book 9117, Page 96, Register's Office for said County.

The property described above is not the usual place of residence of the Grantor.

Said property is transferred subject to the limitations, restrictions, and encumbrances as set forth below:

1. 2000 Metropolitan Government taxes, which have been prorated

2. Master Deed for Magnolia Wedgewood Condominium, and the By-Laws attached thereto, of record in Book 6258, page 718, said Register's Office.

3. All matters on the plans of record in Book 4885, page 87, and Book 5190, page 44, said Register's Office.

4. Restrictive covenants of record in Book 4626, page 719, Book 5356, pages 732 and 739, said Register's Office

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

This is property known as 1901 18th Avenue South, 207M, Nashville, Tennessee 37212.

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, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he 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 himself, his heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 my hand this 18th day of September, 2000.

Del Rene Bryant

STATE OF New York)
COUNTY OF New York)

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

Witness my hand and seal, at office in 320 West 57th ST NYC, this the 18th day of September, 2000.

NOTARY PUBLIC

My Commission Expires: 5-04-2002

Antonella DiSaverio
Notary Public, State of NY
No. 41-4996059
Qual. Queens County Exp. 5/4/2002