Davidson County DEEDWARR
Recvd: 07/23/01 10:07 3pgs
Fees:18.00 Taxes:636.40
20010723-0077629

Box 44

THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $172,000.00.

Affiant

Subscribed and sworn to before me, this 20th day of July, 2001.

Notary Public

My Commission Expires: 10/2-5/2004

Address New Owner As Follows:
Owen G. Shell, Jr. and wife,
Mary Ruth Shell
105 Leake Avenue
Belle Meade Tower #85
Nashville, TN 37205

Send Tax Bills To:
SAME

Map-Parcel Number:
116-13-0-C 085.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **A. BRANT LIPSCOMB, JR. AND FRANK M. JARMAN, CO-EXECUTORS OF THE ESTATE OF ANNE C. LIPSCOMB, deceased**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **OWEN G. SHELL, JR., AND WIFE, MARY RUTH SHELL**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Apartment No. 85 in Belle Meade Tower, a horizontal property regime located at 105 Leake Avenue in Nashville, Davidson County, Tennessee as shown on the plat of Belle Meade Tower, recorded as Instrument No. 20001020-0104050 of the Register's Office for Davidson County, Tennessee and described in a Master Deed, recorded in Book 4469, page 530, as amended by a deed of correction relating to the Master Deed of record in Book 4994, page 489, and further amended by instrument of record in Book 4631, page 407, and Book 4631, page 410, and Book 4851, page 950, Register's Office of Davidson County, Tennessee, and further amended as Instrument No. 200006140059221 and 200006140059221, Register's Office for Davidson

County, Tennessee. Parking Space No. 66 in the garage attached to the building of Belle Meade tower is a limited common element for the exclusive use of the co-owner of said apartment.

Being the same property conveyed to Anne C. Lipscomb, by Warranty Deed from H. Leroy Austin, et ux of record in Book 10280, page 953, said Register's Office for Davidson County, Tennessee; the said Anne C. Lipscomb having since died and her will of record in Will Book 239, page 7, Probate Court of Davidson County, Tennessee, appoints A. Brant Lipscomb, Jr. and Frank M. Jarman, Co-Executors of her estate.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2001 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Subject to Master Deed establishing a Horizontal Property Regime of record in Book 4469, page 530, as amended by a deed of correction relating to the Master Deed of record in Book 4494, page 489, and further amended in Book 4631, page 407; Book 4631, page 410; Book 4851, page 950 and Book 5046, page 828, Register's Office for Davidson County, Tennessee, and further amended as Instrument No. 200006140059221 and at Instrument No. 200006140059221, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record as Instrument No. 20001020-0104050, Register's Office for said County.

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

5. Easement granted H.B. Alexander and wife, to American Telephone & Telegraph Company for telephone line and for trimming trees, of record in Book 1207, page 547, Register's Office for Davidson County, Tennessee.

6. A building clearance easement of two feet in width was granted A.J. Reich and wife, their heirs and assigns, by instrument of record in Book 3183, page 201, Register's Office for Davidson County, Tennessee.

7. Easement for Sanitary sewer and storm drainage improvements were granted Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 3839, page 983, Register's Office for Davidson County, Tennessee.

8. Permanent and temporary easements for the construction of bridge and channel changes were granted Metropolitan Government of Nashville and Davidson County, Tennessee, as more particularly set forth in an instrument of record in Book 4355, page 696, Register's Office for Davidson County, Tennessee.

9. Right-of-way & Easement granted to Bell South Telecommunications, of record in Book 9351, page 933, Register's Office for Davidson County, Tennessee.

10. Memorandum of Lease between Belle Meade Tower Condominum Homeowner's Association and BellSouth Mobility, Inc., of record in Book 10468, page 321, Register's Office for Davidson County, Tennessee.

This is improved property known as 105 Leake Avenue, Belle Meade Tower #85, Nashville, TN 37205.

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; and we covenant with the 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 herein set out; and further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 20th day of July, 2001.

ESTATE OF ANNE C. LIPSCOMB

By: _____
A. Brant Lipscomb, Jr., Co-Executor

By: _____
Frank M. Jarman, Co-Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **A. BRANT LIPSCOMB, JR., CO-EXECUTOR**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 20th day of July, 2001.

_____
Notary Public

My Commission Expires: 10/25/2003

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **FRANK M. JARMAN, CO-EXECUTOR**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 20th day of July, 2001.

_____
Notary Public

My Commission Expires: 10/25/2003