Box 14A

# WARRANTY DEED

State of Tennessee )
County of Davidson )

G#16814-2

The actual consideration or ~~value, whichever~~ is greater, for this transfer is **$235,000.00**

Affiant

Subscribed and sworn to before me, this the 26th day of January, 2004.

Notary Public

My commission expires: 4/10/05

(AFFIX SEAL)

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 01/27/04 14:07 2pgs
Fees:13.00 Taxes:869.50

20040127-0010389

**THIS INSTRUMENT WAS PREPARED BY**
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Wilmer C. Fields and Lawanna M. Fields** | **Wells Fargo Home Mortgage, Inc.** | **Map 143-03-0-D, Parcel 125.00co** |
| **125 Harpeth Trace Drive** | **P. O. Box 10304** | |
| **Nashville, TN 37221** | **Des Moines, IA 50306-0304** | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Bettylyn McKinney-Minton, a married woman**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Wilmer C. Fields and Lawanna M. Fields, husband and wife**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 125 of the Revised Plan of Harpeth Trace Highrise Condominium Apartments, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and established by a Master Deed for Harpeth Trace Highrise Condominium Apartments, of record in Book 5116, Page 751, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Revised Plan of Harpeth Trace Highrise Condominium Apartments, of record in Book 5050, Page 47, said Register's Office, for a more complete identification and description of such Unit.**

**BEING the same property conveyed to Bettylyn McKinney-Minton, by Warranty Deed dated July 28, 1995, from Annelle M. Clark, as surviving tenant by the entirety, of record in Book 9750, Page 842, Register's Office for Davidson County, Tennessee.**

**THIS conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof, of record aforementioned; 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 building 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 Harpeth Trace Highrise Condominium Apartments, of record aforementioned; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.**

**ROBERT Schenk Minton, spouse of the above named Bettylyn McKinney-Minton, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, including any marital rights and homestead exemption.**

**This instrument is being executed in behalf of Robert Schenk Minton pursuant to a Power of Attorney executed by him on the 19th day of January, 2004, of record in Instrument No. 20040127-0010388, Register's Office for Davidson County, Tennessee.**

This is Improved (__X__) Unimproved (____) property, known as: **125 Harpeth Trace Drive, Nashville, TN 37221**

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 do 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 we do further convenant and bind ourselves, our heirs and representatives, 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 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/our hand(s) this **26th** day of **January, 2004.**

Bettylyn McKinney-Minton

**Bettylyn McKinney-Minton**

Robert Schenk Minton

Robert Schenk Minton

**By: Bettylyn McKinney-Minton, Attorney-In-Fact**

Bettylyn McKinney-Minton
Attorney-In-Fact

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

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

Witness my hand and official seal at Nashville, Tennessee, this **26th** day of **January, 2004.**

**Notary Public**

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

**My Commission Expires:** 4/10/05

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

On this 26th day of January, 2004, before me personally appeared Bettylyn McKinney-Minton to me known to be the person who executed the foregoing instrument in behalf of Robert Schenk Minton and acknowledged that she executed the same as the free act and deed of said Robert Schenk Minton.

Witness my hand and official seal at Nashville, Tennessee.

My Commission Expires: 4/10/05

Notary Public

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.