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This instrument was prepared by:

Lawyer's Escrow Service, Inc.
300 James Robertson Parkway
Nashville, Tenn 37201

LIMITED WARRANTY DEED

BOOK 5392 PAGE 882

Address New Owner(s) As Follows	Send Tax Bills To	Map-Parcel Numbers
James G. Gregoric	TVB Mortgage Corp.	Map 135-8-A-817
(Name)	(Name)	
817 Longhunter Court	P O Box 2546	
(Address)		
Nashville, Tenn 37217	Nashville, Tenn 37217	
(City) (State) (Zone)		

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, 2154 Trading Corporation, a New York corporation, (hereinafter called "Grantor") has this day bargained and sold, and does hereby transfer and convey unto James G. Gregoric and wife Donna D. Gregoric, (hereinafter called "Grantee," whether this deed shall be executed in favor of one or more persons), certain real estate in Davidson County, Tennessee, as follows:

Unit No. 817 of Nashboro Village Nineteen Condominium, a condominium or horizontal property regime established by Master Deed of record in Book 5333, page 957, Register's Office for Davidson County, Tennessee, and shown on a Plan of record in Book 5200, page 80, said Register's Office.

Together with each and all of the rights, privileges, and appurtenances thereunto belonging, as set forth in the said Master Deed (and By-Laws which form a part thereof), including, without limitation, such Unit's undivided percentage interest in the land and common elements, and its interest in any appurtenant limited common elements.

Subject, however, to all of the provisions, conditions, restrictions, burdens and undertakings contained in the said Master Deed and the Plan, all of which the Grantee does assume and agree to observe and perform, including, but not limited to, the payment of assessments.

Being part of the same property conveyed to Grantor by deed of record in Book 4981, page 414, said Register's Office.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining to the said Grantee, his heirs and assigns, in fee simple forever.

AND GRANTOR does hereby covenant with Grantee that it is lawfully seized and possessed of the aforesaid real estate; that it has a good right to sell and convey the same; and that the same is unencumbered, except for (1) all provisions, including, without limitation, all conditions, covenants, encumbrances, restrictions, burdens, and undertakings contained in the said Plan and Master Deed, and any amendments thereto; (2) all zoning ordinances and easements and restrictions of record; and (3) real estate taxes and assessments for the current year.

AND Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through, or under Grantor, but not further or otherwise.

IN WITNESS WHEREOF, Grantor has caused its name to be signed hereto by its duly authorized officer on this 30th day of January, 1979.

2154 TRADING CORPORATION

By _____ its Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 30,500.00.

James G. Gregoric Donna D. Gregoric
Affiant

Subscribed and sworn to before me, this the 5th day of Feb, 1979.

Shirley L. Jones
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

11-6-79

STATE OF Georgia)

COUNTY OF Dekalb)

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Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared C.E. Sayres, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Vice President of 2154 TRADING CORPORATION, the within-named bargainor, a corporation, and that he as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such officer.

WITNESS my hand and seal, at office at Atlanta, Georgia, this 30th day of January, 1979.

Judith G. Ross
Notary Public

My Commission Expires:

Notary Public Georgia State at Large
My Commission Expires: 9-26-82

IDENTIF. REFERENCE

FEB 6 12 51 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

F. I. 3 0. 0 5.