WARRANTY DEED

FROM: Robert Steven Biscan and wife, Evelyn Alene Biscan

TO: Brenda S. Espy

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Address New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.
Brenda S. Espy 420 Elysian Fields Road Unit A-18, Oakcrest Nashville, TN 37211	Third National Mortgage Company P.O. Box 2628 Nashville, TN 37219	Map 133-14-A Parcel 18

File

This instrument prepared by: DEARBORN & EWING, Attorneys, Suite 1200, One Commerce Place, Nashville, Tennessee 37239

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $34,385.26.

Brenda S. Espy
Affiant

Subscribed and sworn to before me, this the 13 day of Jan, 1984.

Angela J. Murphy
Notary Public

My Comm. Expires: 10-19-86

ANGELA J. MURPHY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

FOR AND IN CONSIDERATION of the sum of Thirty Four Thousand Three Hundred Eighty-Five and 26/100 Dollars ($34,385.26) the receipt of which is hereby acknowledged, Robert S. Biscan and wife, Evelyn Alene Biscan, hereinafter collectively called "Grantor", have this day bargained and sold, and do hereby transfer and convey unto Brenda S. Espy, hereinafter called "Grantee", (whether one or more persons or entities) Grantee's heirs, personal representatives, successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Unit A-18, of Oakcrest Condominium created under Title 64, Sections 2701 et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5884, page 960, 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 Oakcrest Condominium, of record in Book 5200, page 413, said Register's Office, for a more complete identification and description of such Unit.

Being part of the same property conveyed to Robert S. Biscan and wife, Evelyn Alene Biscan, by deed from Lanmar Development Corp., a Tennessee corporation, of record in Book 5885, page 190, said Register's Office.

It is understood and agreed that Grantee will assume the indebtedness secured by a Deed of Trust of record in Book 5885, page 194, said Register's Office.

This is improved property, known as Unit A-18, Oakcrest Condominium, 420 Elysian Fields Road, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, Grantee's heirs, personal representatives, successors and assigns, forever. Grantor covenants that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except:

1. Taxes for the year 1984, which have been prorated.

2. Terms, conditions, easements, rights and liens as set forth in the Master Deed and By-Laws of Oakcrest Condominium, as of record in Book 5884, page 960, Register's Office.

3. All matters as shown on the Plat of Oakcrest Condominium of record in Book 5200, page 413, said Register's Office.

4. The above-described Deed of Trust assumed by Grantee.

Grantor further covenants and binds himself, Grantor's successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, Grantee's heirs, personal representatives, successors and assigns, against the lawful claims of all persons.

Grantee, by acceptance of this deed, hereby joins in and accepts, and agrees to be bound by the above-described Master Deed, By-Laws, Plat, and Charter creating Oakcrest Condominium and Oakcrest Condominium Association, Inc. Grantee further agrees hereby to pay all assessments, whether special or general, which are levied by Oakcrest Condominium Association, Inc. in connection with Oakcrest Condominium. Grantee specifically consents to the terms and conditions of Paragraph 7 of the Master Deed providing for the retention of a lien in favor of the Association to secure the payment of all such assessments and a power of sale to enforce the assessment lien.

IN WITNESS WHEREOF, the parties have executed this instrument on this 13th day of January, 1984.

Brenda S. Espy

"GRANTEE"

Robert Steven Biscan

Evelyn Alene Biscan

"GRANTORS"

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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Personally appeared before me, Angela J. Murphy, a Notary Public in and for said County and State, the within named Robert Steven Biscan and wife, Evelyn Alene Biscan, the Grantors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 13 day of January, 1984.

Angela J. Murphy
NOTARY PUBLIC

My Commission Expires: 10-19-86

ANGELA J. MURPHY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Angela J. Murphy, a Notary Public in and for the County and State aforesaid, the within named Brenda S. Espy, the Grantee, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 13 day of January, 1984.

Angela J. Murphy
NOTARY PUBLIC

My Commission Expires: 10-19-86

ANGELA J. MURPHY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

H 0 7 6 6 6.

IDENTIF. REFERENCE

JAN 16 12 39 PM '84

REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			34385.26- CAMT.	
			89.44 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	93.94-
6458A01/16/84			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 9 7 6 9 6

IDENTIF. REFERENCE

JAN 16 12 19 PM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 6876