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THIS INSTRUMENT PREPARED BY:
GRACEY, MADDIN, COWAN & BIRD
Attorneys-at-Law
300 James Robertson Parkway
Nashville, Tennessee 37201

FROM: Daniel F. Flowers and Lynne Davis Flowers Carlton "GRANTORS"

TO: Joseph Allen Gordon and wife, Sandi G. Gordon "GRANTEES"

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP AND PARCEL NO:
Joseph Allen Gordon, et ux 4487 Post Place, #134 Nashville, TN 37205	Atlantic Coast Mortg. Co. 3975 University Drive Fairfax, VA. 22030	103-15B-134 8DA-61433

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Eighty-Six Thousand, Two Hundred and 00/100 Dollars, ($86,200.00) cash in hand paid by Joseph Allen Gordon and wife, Sandi G. Gordon, the receipt and sufficiency of which is hereby acknowledged, we, Daniel F. Flowers and Lynne Davis Flowers Carlton, have bargained and sold, and by these presents do transfer annd convey unto Joseph Allen Gordon and wife, Sandi G. Gordon, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> A certain condominium apartment in Davidson County, Tennessee, described as follows, to wit:
>
> Unit No. 134, in a Horizontal Property Regime which is located on the Plat of LION'S HEAD CONDOMINIUM APARTMENTS of record in Book 5200, page 82, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Daniel F. Flowers and his daughter, Lynne Davis Flowers (being one and the same person as Lynne Davis Flowers Carlton) by deed from Dr. Thomas A. Davis and Julia T. Davis of record in Book 6044, page 417, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to the terms and provisions as contained in the Master Deed, recorded in Book 5340, page 70, and corrected in Book 5342, page 683 and the By-Laws attached thereto recorded in Book 5340, page 121, said Register's Office.

This is improved property known as 4487 Post Place, Unit #134, Nashville, Tennessee 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 Joseph Allen Gordon and wife, Sandi G. Gordon, their heirs and assigns forever.

And we do covenant with the said Joseph Allen Gordon and wife, Sandi G. Gordon, that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and

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the same is unencumbered, except for 1986 real property taxes which have been prorated between the parties and assumed by Grantees.

And we, Daniel F. Flowers and Lynne Davis Flowers Carlton, do further covenant 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.

Jean Davis Flowers, spouse of Daniel F. Flowers, and Jeffrey C. Carlton, spouse of Lynne Davis Flowers Carlton, join in this transaction for the purpose of conveying any and all marital right, title and interest they may have in and to the above described property, but not further or otherwise.

Witness our hands this 21st day of October, 1986.

This instrument is being executed on behalf of Daniel F. Flowers, Jean Davis, Flowers, Lynne Davis Flowers Carlton and Jeffrey C. Carlton by Fred W. Beesley, Jr. as their Attorney in Fact pursuant to a Power of Attorney which is being recorded immediately prior to this instrument.

Daniel F. Flowers
Daniel F. Flowers
BY: Fred W. Beesley, Jr., Attorney in Fact

Jean Davis Flowers
Jean Davis Flowers
BY: Fred W. Beesley, Jr., Attorney in Fact

Lynne Davis Flowers Carlton
Lynne Davis Flowers Carlton
BY: Fred W. Beesley, Jr., Attorney in Fact

Jeffrey C. Carlton
Jeffrey C. Carlton
BY: Fred W. Beesley, Jr., Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Fred W. Beesley, Jr., to me known to be the person who executed the foregoing instrument (Warranty Deed) in behalf of Daniel F. Flowers and wife, Jean Davis Flowers, and Lynne Davis Flowers Carlton and husband, Jeffrey C. Carlton, as their attorney in fact, and acknowledged that he executed the same as the free act and deed of the said Daniel F. Flowers, Jean Davis Flowers, Lynne Davis Flowers Carlton and Jeffrey C. Carlton, being authorized so to do.

Witness my hand and seal, at office in Nashville, Tennessee, this 21st day of October, 1986.

NOTARY PUBLIC

My Commission Expires: 10-24-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration, or value, whichever is greater for this transfer is $86,200.00.

AFFIANT

Subscribed to and sworn to before me, this 21st day of October, 1986.

NOTARY PUBLIC

My Commission Expires: 10-7-88

STATE OF Tennessee

COUNTY OF Davidson

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A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

Fred B Beeley Jr
Affiant

Sworn to and subscribed before me this 21st day of October, 19 86.

Notary Public

My Commission Expires: 10-24-88

PERCY WILKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

IDENTIFICATION REFERENCE

5 5 6 4 3

OCT 23 11 38 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

86200.00 CONT.
241.33 CRTAX
.50 PRFE
12.00 MORT
CHECK 253.83-
7389A10/23/86 DAL .01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

55643

IDENTIFICATION REFERENCE

Oct 23 11 38 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.03557