FILE NO. 20586

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FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 194,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF DECEMBER, 19 86

Notary Public

MY COMMISSION EXPIRES: 1-10-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LEONARD E. MUSICA et ux	NATIONWIDE LENDING GROUP, INC.	104-6-M 9 CO
(NAME) 5880 Midnight Pass Road Apt. 602	(NAME) 6120 Executive Blvd., Suite 100	21W 13332 and 21W 13327
(STREET ADDRESS OR ROUTE NUMBER) Sarasota, Florida 34242	(STREET ADDRESS) Rockville, Maryland 20852	104-6-M 14 CO
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, JOHN DONALD HENSON and wife, MARLYN A. HENSON,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LEONARD E. MUSICA and wife, DOROTHY A. MUSICA,

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:

LAND in Davidson County, Tennessee, being Apartment Unit Nos. B-12 and A-9, of Fairmont Court Condominiums, a plan of which is of record in Book 6250, page 825, Register's Office for Davidson County, Tennessee, created under Title 66, Sec. 27-101, et seq., as amended, Tennessee Code Annotated and as established by a Master Deed of record in Book 6686, page 708, as amended, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common Elements appurtenant to said unit as set forth in said Master Deed reference is hereby made to the plat of Fairmont Court Condominiums and as set forth in said Master Deed of record in Book 6686, page 708, amended in Book 6712, page 125 and Book 6774, page 221, as revised in Book 6823, page 962, and as modified in Book 6893, page 62, Register's Office for said County, for a more complete identification and description of such unit.

BEING the same property conveyed to John Donald Henson by deeds from Fairmont Associates, II, A Joint Venture , of record in Book 7011, pages 688 and 714, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to NATIONWIDE LENDING GROUP, INC., of record in Book 7011, page 717, and Book 7011, page 691, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is unimproved ( ) improved (XX) property, known as 209 and 214 Fairmont Court, Nashville, Tennessee 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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. 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 our hands this 31st day of December, 19 86

John Donald Henson
JOHN DONALD HENSON

Marlyn A. Henson
MARLYN A. HENSON

5449 20 03/05/87 REC

STATE OF TENNESSEE }
Davidson County }

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THE UNDERSIGNED

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named JOHN DONALD HENSON and wife, MARLYN A. HENSON

the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of December, 19 86.

Commission Expires 1-10-89

_____ Notary Public

NOTARY PUBLIC DAVIDSON CO.

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

98809

IDENTIFICATION REFERENCE

MAR 2 12 10 PM '87

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

RUSH

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
		Valid 194,000.00 est	194[illegible].0	WDFEE
			543.20	MSTAX
	VE		543.20-	MSTAX
			194[illegible].0	WDFEE
	VE		194[illegible].0-	WDFEE
			194[illegible].0-	CAMT.
			543.20	CSTAX
			.50	PRFEE
			549.70 6.00	WDFEE
				CHECK [illegible]
				CHG [illegible] .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.8.8.0.9.

IDENTIFI REFERENCE

MAR 2 12 10 PM '87

FELIX Z. WILSON, II
DAVIDSON COUNTY

No. 51398