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WARRANTY DEED

FROM: First Corporation, Inc. and Diana L. King, Administratrix of the Estate of James Dale King, Grantor

This instrument was prepared by:
Robert N. Buchanan, III
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

TO: Mellicent P. Trabue, Grantee

Address New Owner(s) as Follows:

654 Timber Lane
Nashville, TN 37215

Send Tax Bills To:

Mellicent Trabue
654 Timber Lane
Nashville, TN 37215

Map-Parcel Numbers

117-2C-28

Field Book Numbers

7DA 71483

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is One Hundred Twenty Three Thousand Dollars ($123,000).

Mellicent P. Trabue
Affiant

SUBSCRIBED AND SWORN TO before me, this the 6th day of May, 1987.

Tamara W. Fogarty
Notary Public

My Commission Expires: 1-19-88

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and pursuant to the order of the Probate Court for Davidson County, Tennessee in the matter of the Estate of James Dale King, Deceased, First Corporation, Inc. and Diana L. King as administratrix of the Estate of James Dale King, Grantors, have bargained and sold, and by these presents do transfer and convey unto the said Mellicent P. Trabue, Grantee, her heirs, successors, 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 Unit No. 28 together with carport No. 28A on the Plan of Section "D." Woodlawn Manor Incorporated known as "Regency Park", as of record in Plat Book 3700, page 80, superceded in Plat Book 3700, pages 111 & 112, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to First Corp., Inc., by deed from Byron T. Galway and wife, Cheryl Galway, of record in Book 6765, page 588, Register's Office for Davidson County, Tennessee.

This is improved property, known as 110 Bonaventure Place, Nashville, Tennessee.

This conveyance is expressly made subject to the following:

1. The lien for 1987 taxes which have been prorated and will be paid by Grantee.

2. All matters appearing on the Plan of record in Book 3700, page 80, superceded in Book 3700, pages 111 and 112, Register's Office for Davidson County, Tennessee.

3. All provisions, including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed of record in Book 3815, page 778, Register's Office for Davidson County, Tennessee; the Bylaws of record in Book 3815, page 788, which were amended in Book 4364, page 381, Book 4767, page 431, Book 5673, page 429, and Book 6047, page 201, Register's Office for Davidson County, Tennessee, for the administration of the building, 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 condominium and buildings thereon; and also subject to the provisions and requirements of the laws of the State of Tennessee, respecting the establishment and maintenance of a condominium and particularly Section 66-27-101, et seq. of the Tennessee Code Annotated, as amended.

4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4067, page 947, Register's Office for Davidson County, Tennessee.

5. Terms and conditions of Repurchase and Option Agreement of record in Book 3907, page 839, Register's Office for Davidson County, Tennessee.

6. Counterpart of the Repurchase and Option Agreement of record in Book 6101, page 547, Register's Office for Davidson County, Tennessee.

7. Rights of parties in and to the common elements.

8. Subject to the liens for any unpaid assessments and/or special assessments.

9. Sewer Easement of record in Book 4067, page 947, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs, successors, and assigns, forever.

And Grantors do covenant with the said Grantee that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantors do further covenant and bind Grantors, their heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs, successors, and assigns against the lawful claims of all persons whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

Diana L. King individually joins in this deed to convey her marital interests in the land.

Witness their hands this 6th day of May, 1987.

FIRST CORPORATION, INC.

By: Diana L. King
Diana L. King, President

Diana L. King
Diana L. King, Administratrix
of the Estate of James Dale King,
Deceased

Diana L. King
Diana L. King, individually

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Amanda W. Ingram, Notary Public of said State and County, Diana L. King, with whom I am personally acquainted and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 6th day of May, 1987.

Amanda W. Ingram
Notary Public

My Commission Expires: 1-19-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Amanda W. Ingram, a Notary Public of said County and State, DIANA L. KING, 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, at Office, this 6th day of May, 1987.

Amanda W. Ingram
Notary Public

My Commission Expires: 1-19-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Amanda W. Ingram, a Notary Public of said County and State, DIANA L. KING, 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, at Office, this 6th day of May, 1987.

Amanda W. Ingram
Notary Public

My Commission Expires: 1-19-88

24540

IDENTIFICATION REFERENCE

MAY 11 11 30 AM '87

FELIX Z. ANDERSON REGISTER
DAVIDSON COUNTY, TN

3426R/05-05-87

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

123000.00- CAMT.
344.40 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 356.90-

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 562805 .00

24540

IDENTIFICATION REFERENCE

MAY 11 11 30 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 80214