FILE IN BOX #4
MAP 143, Part/PARCEL 12
Field Book No. Not Assigned

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 135,000.00 .

Margretta M. Stitts
Affiant

Subscribed and sworn to before me this the 12th day of January, 1988.

My Commission Expires: 11/10/91

Notary Public

THIS INSTRUMENT PREPARED BY:
FOLEY & WEISS, Attys., Suite 500, One Church Street Building, Nash., TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO - MORTGAGEE: NONE
MARGRETTA M. STITTS	"OWNER"
(Name)	(Name)
945 Harpeth Trace Drive	
(Street Address)	(Street Address)
Nashville, Tennessee 37221	
(City) (State) (Zip Code)	(City) (State) (Zip Code)

W A R R A N T Y D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, we, BRENDA G. ROSENBLUM and BARBARA F. WEINSTEIN D/B/A BRENBAR CONSTRUCTION COMPANY, hereinafter called the "Grantors", have bargained and sold, and by these presents do transfer and convey unto MARGRETTA M. STITTS, hereinafter called the "Grantee(s)", her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Apartment Unit No. A-1 of Wood Valley Condominiums created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 7382, Page 189, 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 said Master Deed. Reference is hereby made to the plan of Wood Valley Condominiums, set forth as Exhibit "B" of said Master Deed for a more complete identification and description of such Unit.

BEING part of the same property conveyed to Brenda G. Rosenblum and Barbara F. Weinstein D/B/A Brenbar Construction Company, by Deed from Jerome L. Rosenblum, as to a 5/8 undivided interest, and Frank G. Friedman, Trustee, as to a 3/8 undivided interest, of record in Book 6868, Page 809, and corrected by Deed of record in Book 7066, Page 860, Register's Office for Davidson County, Tennessee.

THIS is improved property, known as 945 Harpeth Trace Drive, Apartment Unit No. A-1, Wood Valley Condominiums, Nashville, TN 37221.

THE CONVEYANCE OF THE ABOVE PROPERTY IS MADE SUBJECT TO THE FOLLOWING:

1. Taxes for the current year which have been prorated and assumed by the "Grantee(s)" herein.

2. All terms and provisions of the Master Deed of record in Book 7382, Page 189, Register's Office for Davidson County, Tennessee.

3. All terms and provisions of the Charter of the Wood Valley Condominiums Homeowners' Association, Inc., of record in Book 7382, Page 184, Register's

Office for Davidson County, Tennessee; and the By-Laws of record in Book 7382, Page 211, said Register's Office.

4. Declaration of Covenants and Restrictions of the Harpeth Trace Services Association, including without limitation, all burdens, liens, obligations, options, assessments, and other undertakings contained in instrument of record in Book 5120, Page 208, Register's Office for said County, reference to said document being specifically made and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee(s)", her heirs and assigns forever; and we do covenant with the said "Grantee(s)" 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 our successors and/or assigns to warrant and forever defend the title to the said land to the said "Grantee(s)", her 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.

IN WITNESS WHEREOF, the "Grantors" have caused their names to be affixed hereto on this 12th day of January, 1988.

Brenda G. Rosenblum
BRENDA G. ROSENBLUM
D/B/A BRENBAR CONSTRUCTION COMPANY

Barbara F. Weinstein
BARBARA F. WEINSTEIN
D/B/A BRENBAR CONSTRUCTION COMPANY

STATE OF TENNESSEE)
Davidson County)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BRENDA G. ROSENBLUM and BARBARA F. WEINSTEIN D/B/A BRENBAR CONSTRUCTION COMPANY, the bargainor, 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, on this the 12th day of January, 1988.

My Commission Expires: 11/10/91

Notary Public

WARRANTY DEED 96890

IDENTIFICATION REFERENCE

FROM BRENDA G. ROSENBLUM and BARBARA F. WEINSTEIN D/B/A BRENBAR CONSTRUCTION COMPANY

JAN 12 3 29 PM '88

TO MARGRETTA M. STITTS

FOLEY & WEISS, ATTORNEYS
Suite 500, One Church Street Bldg.
Nashville, Tennessee 37201
(615) 242-2521

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

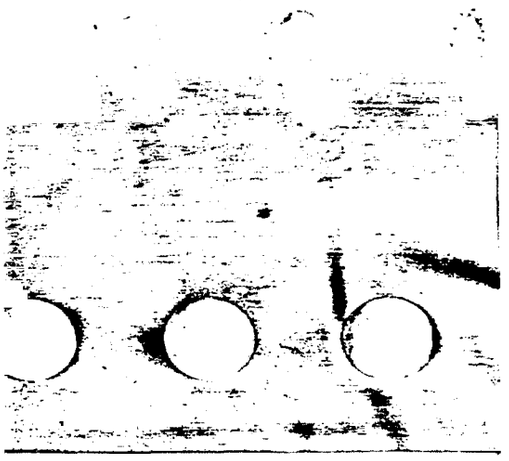
RECEIVED OF _____

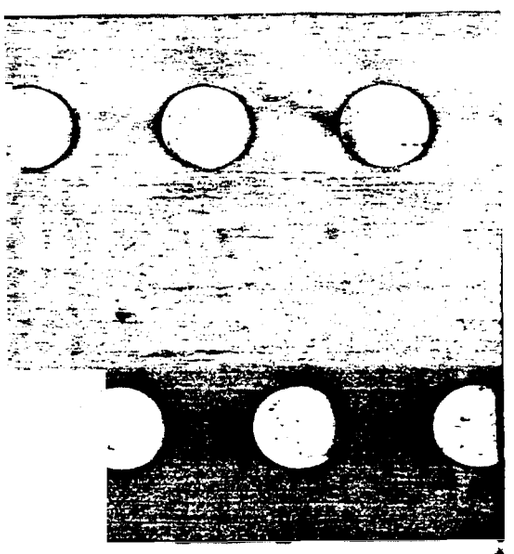
FOR _____

BOOK 7447 PAGE 619

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL





	CAMT
	135000.00
CON TX	378.00
PRFEE	0.50
WDEED	6.00
TOTAL	384.50
CHECK	384.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/12/88 01 15:31 0001 7453

9 6 8 9 0

IDENTIFI REFERENCE

JAN 12 3 29 PM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 52455