THIS INSTRUMENT PREPARED BY:
WILLIAMS & SMITH, ATTORNEYS
Post Office Box 3079
Nashville, Tennessee 37219-0079

FEB 23 3 27 PM '88
MADISON COUNTY, TN

IDENTIFICATION REFERENCE

07011

92572 02/23/88 01 03DHECK 112.90

WARRANTY DEED

BOOK 7475 PAGE 182

ADDRESS NEW OWNER(S):	PARTY RESPONSIBLE FOR TAXES:	MAP & PARCEL #
Clifton E. McPherson, III and Patricia S. McPherson 2134 Fairfax Avenue Unit B-10 Nashville, TN 37212	Fleet Mortgage Corporation 125 E. Wells Street P.O. Box 800 Milwaukee, WI 53201	Map 104-11-A Parcel 26

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, GERALD A. LeCROY and wife, DOROTHY E. LeCROY, do hereby transfer and convey unto CLIFTON E. McPHERSON, III and PATRICIA S. McPHERSON, as tenants in common, a certain tract or parcel of real property in Davidson County, Tennessee, more particularly described as follows:

A certain condominium apartment being Unit No. B-10, Parcel # 26 on the Plat of the Villager West Condominium, as of record in Book 5210, Page 174, said Register's Office for said County, to which reference is made for a more complete and accurate description of said unit.

Being the same property conveyed to Gerald A. LeCroy and wife, Dorothy E. LeCroy by deed from Theo P. Collier Thomas, formerly Theo P. Collier and husband, Ioan Talfryn Thomas of record in Book 6561, Page 804, Register's Office for Davidson County, Tennessee.

This is improved real property known as 2134 Fairfax Avenue, Unit B-10, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said CLIFTON E. McPHERSON, III and PATRICIA S. McPHERSON, their heirs, successors and assigns forever.

The undersigned covenant with the said CLIFTON E. McPHERSON, III and PATRICIA S. McPHERSON, that they are lawfully seized and possessed of said real property in fee simple; have a good right to convey it and the same is unencumbered, except for:

1. Real property taxes for 1988 which are prorated to date of closing and assumed by the Grantees.

2. Matters set forth on the Plat of Villager West Condominium, as of record in Book 5210, Page 174, Register's Office for Davidson County, Tennessee.

Except as set forth herein, the undersigned do further covenant and bind themselves, and their heirs, successors and assigns to warrant and forever defend the title to said land to the said CLIFTON E. McPHERSON, III and PATRICIA S. McPHERSON, their heirs, successors and assigns, against the lawful claims of all other persons or entities whomsoever.

IN WITNESS WHEREOF, the undersigned have executed this instrument this 22 day of February, 1988.

GERALD A. LeCROY

DOROTHY E. LeCROY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, WARREN Mabry Smith, a Notary Public in and for said State and County, GERALD A. LeCROY and wife, DOROTHY E. LeCROY, the within named the within 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 22nd day of February, 1988.

NOTARY PUBLIC

My Commission Expires: 3-11-91

AFFIDAVIT OF VALUE

The actual consideration or value for this transfer, whichever is greater, is $38,000.00.

AFFIANT

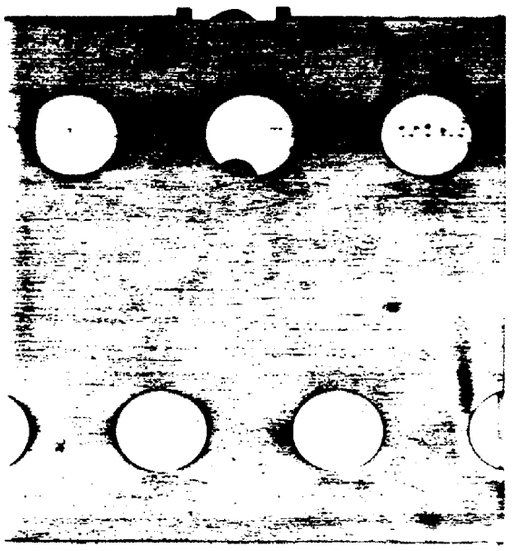
Sworn to and subscribed before me this 22nd day of February, 1988.

NOTARY PUBLIC

My Commission Expires: 3-11-91

OFFICIAL RECEIPT

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



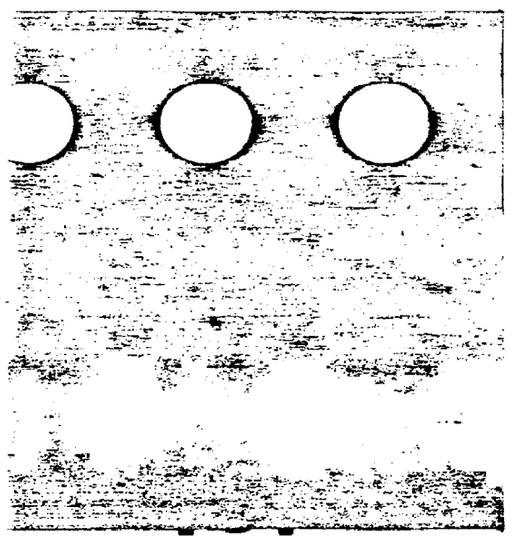
RECEIVED OF _____

FOR _____

BOOK 7475 PAGE 184

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 38000.00
CON TX 106.40
PRFEE 0.50
WDEED 6.00
TOTAL 112.90
CHECK 112.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/23/88 01 15:29 0001 9297

0.7.0.1.8.

IDENTIFICATION REFERENCE

FEB 23 3 27 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 64048