THIS INSTRUMENT PREPARED BY: **WILKINS & IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157
FROM UNVERIFIED INFORMATION FURNISHED BY THE PARTIES.

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Deborah Fennell 2116 Hobbs Road, I-5 Nashville, TN 37215	Third National Bank Third National Financial Center Nashville, TN 37244	131-2 A-42

WARRANTY DEED BOOK 7758 PAGE 99

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Harvey C. Fennell and wife, Nancy Fennell,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Deborah A. Fennell, unmarried,

hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

BEING Unit I-5, in a Horizontal Property Regime located on the Plat of Hobbs House Condominium Apartments, as of record in Book 5200, Page 54, to which reference is hereby made.

BEING the same property conveyed to Harvey C. Fennell and wife, Nancy Fennell, by deed from Richard A. Schell and wife, Brenda Schell, of record in Book 5933, Page 9, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to conditions, restrictions, options, encumbrances, liens, assessments and undertakings contained in the Master Deed and By-Laws for the Hobbs House Condominium Apartments, as of record in Book 5289, Page 515, said Register's Office.

This conveyence is made subject to a first mortgage deed of trust of record in Book 5933, Page 12, and a second mortgage deed of trust of record in Book 6547, Page 374, and modified by instrument of record in Book 7155, Page 104, all in said Register's Office. The debts secured by the foregoing deeds of trust are not assumed by the Grantee.

This is (~~not~~) improved property, known as Unit I-5 Hobbs House Condominiums, Nashville, TN 37215.

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, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 12th day of January, 1989.

Harvey C. Fennell

Nancy Fennell

STATE OF ~~TENNESSEE~~ NEVADA
COUNTY OF WASHOE

On this 12th day of January, 1989, before me personally appeared Harvey C. Fennell and Nancy Fennell, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that ~~the~~ they executed the same as their free act and deed.

DOROTHY STOCKS
Notary Public - State of Nevada
Appointment Recorded in Washoe County
MY APPOINTMENT EXPIRES MAR 28 1990

My Commission Expires: 3-28-90

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7758 PAGE 100

Before me, the undersigned, of 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 ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Deborah A. Fennell
Affiant

Subscribed and sworn to before me, this the 19th day of January, 1989.

My Commission Expires: 9-26-92

_____
Notary Public

0 3 8 4 6

IDENTIFICATION

JAN 25 11 45 AM '89

9068 01/25 0101 03CHECK 131.90

WARRANTY DEED

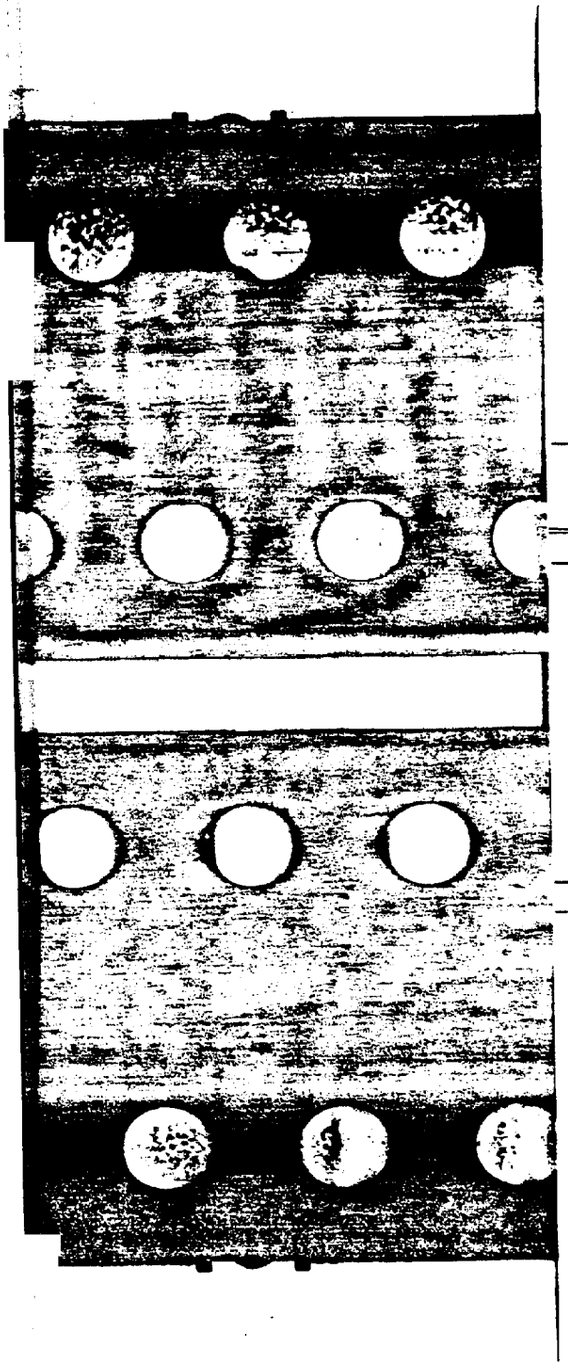
from:

HARVEY C. FENNELL AND WIFE,
NANCY FENNELL

to:

DEBORAH FENNELL

WILKINS & IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157
dp



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

RECEIVED OF _____

FOR _____

BOOK 7758 PAGE 101

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
				CAMT 38000.00
				CON TX 125.40
				PRFEE 0.50
				WDEED 6.00
				TOTAL 131.90
				CHECK 131.90
			01/25/89 01	11:47 0001 9068

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03846

IDENTIFICATION REFERENCE

JAN 25 11 45 AM '89

FELIX Z. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN

No. 175687