THIS INSTRUMENT PREPARED BY:

Richard A. Jones
Evans, Jones & Reynolds
6th Floor, Metropolitan Federal Bldg.
P. O. Box 3047
Nashville, Tennessee 37219-0047

3780 02/02 0101 03CHECK 512.06

WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
John P. Doyle, Trustee	Same	117-02C-40
20th Floor, First American Center		
Nashville, TN 37238		

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Darlene Osler Singer, have this day bargained and sold and do hereby transfer and convey unto the said John P. Doyle, Trustee, with full authority to transfer, bargain, sell, convey and mortgage, without the joinder of any beneficiary, hereinafter referred to as Grantee, his heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

A part of Woodlawn Manor, Inc., tract of record in Plat Book 3700, pages 111 and 112, of the Register's Office of Davidson County, Tennessee; the part hereby conveyed being:

Unit No. 40 on the said section Plat together with the carport designated No. 40A as shown in and described by the Master Deed Establishing Horizontal Property Regime with Respect to Woodlawn Manor, Inc., including the Surveyor's Plans and the Administrative By-Laws thereunto attached and exhibited, recorded in Book 3815, Page 778, of the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Darlene Osler Wagner, by deed from Ruth Mitchell Fort, of record in Book 5325, Page 710, Register's Office of Davidson County, the said Darlene Osler Wagner and Darlene Osler Singer being one and the same person.

Together with each and all the rights, privileges, and appurtenances thereunto belonging, as set forth in said Master Deed, Surveyor Plans and Administrative By-Laws, and amendments thereto in Book 4364, page 381, Book 4767, page 431, Book 5673, page 429, and Book 6047, page 201, said Register's Office, including without limitation such Unit's undivided percentage interest in the land and general common elements;

Subject, however, to all the provisions, conditions, restrictions, options, burdens and undertakings contained in the Master Deed, the Surveyor Plans and Administrative By-Laws thereunto attached, and the rules and regulations, all of which the Purchaser does assume and agree to observe and perform, including but not limited to the payment of assessments.

This is improved property known as 678 Timber Lane, Nashville, Tennessee, 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered, except as hereinabove set out, and except for provisions of the Horizontal Property Act, T.C.A. Sections 62-27-10, et seq., and except for the terms and conditions of Repurchase and Option Agreement in Book 3907, page 839, and Counterpart thereto in Book 4208, page 151 in the said Register's Office, and except for 1989 taxes that have been prorated and assumed by the Grantee.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to the said Grantee, his heirs and assigns, against the lawful claims of all persons.

W. A. Singer, the husband of Darlene Osler Singer, joins in the execution of this Warranty Deed for the purpose of conveying any marital rights or other rights or interests he may have in and to said property.

James Clarence Evans executes this instrument solely in his fiduciary capacity as power of attorney for W. A. Singer and not individually. Said power of attorney is being recorded simultaneously herewith.

WITNESS our hands this 1st day of February, 1989.

Darlene Osler Singer
DARLENE OSLER SINGER

James Clarence Evans
JAMES CLARENCE EVANS
Attorney-in-Fact for
W. A. Singer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Trudy H. Groves, a Notary Public in and for said County and State, the within named **Darlene Osler Singer**, the bargainor, 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 in Nashville, this 1st day of February, 1989.

Trudy H. Groves
Notary Public

My Commission Expires: 10-9-91.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of February, 1989, before me personally appeared **James Clarence Evans** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of W. A. Singer, acknowledged that he executed the same as the free act and deed of W. A. Singer.

WITNESS my hand, at office in Nashville, this 1st day of February, 1989.

Trudy H. Groves
Notary Public

My Commission Expires: 10-9-91.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer of $153,200.00.

Melvin P. Davis, Jr.
Affiant

Subscribed and sworn to before me this 1st day of February, 1989.

Trudy H. Groves
Notary Public

My Commission Expires: 10-9-91.

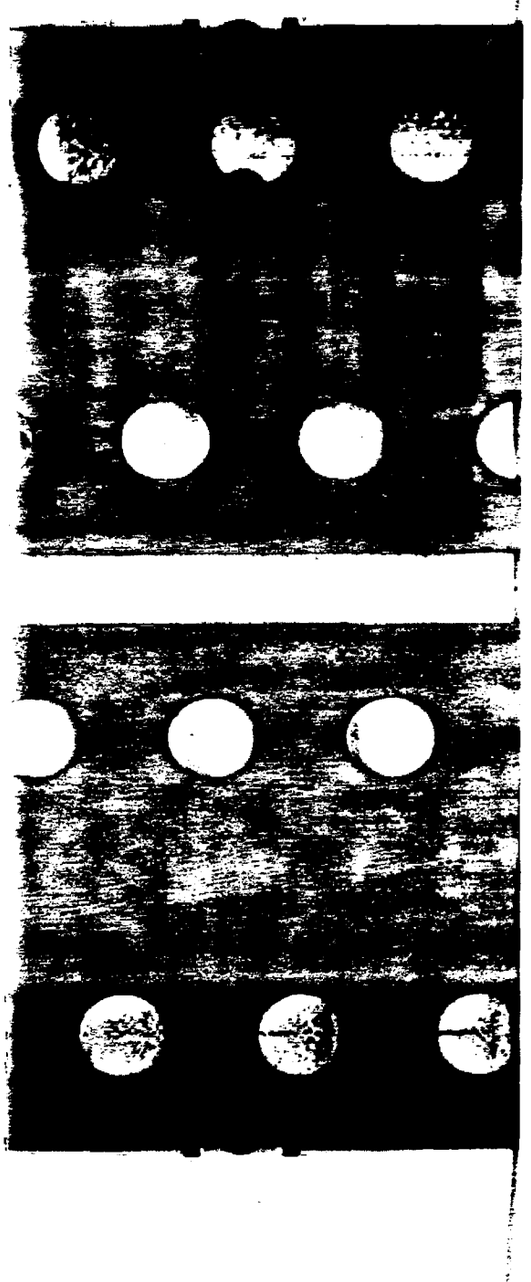
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thg/2/1/89

06105

IDENTIFICATION REFERENCE

FEB 2 9 12 AM '89

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK **7764** PAGE **470**

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 153200.00
CON TX 505.56
PRFEE 0.50
WDEED 6.00
TOTAL 512.06
CHECK 512.06

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/02/89 01 09:14 0001 3780

06105

IDENTIFICATION

FEB 2 9 12 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 178290