WARRANTY DEED

FROM: Benny L. Payne, an unmarried person

5525 02/08 0101 03CHECK

TO: Nancy L. Flowers, an unmarried person

Address for New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
1500 Morton Road Athens, GA 30605	Metropolitan Federal Savings & Loan Association P.O. Box 995 Nashville, TN 37202-0995	Map 133-16A

This instrument prepared by: COOK, NOELL, TOLLEY & ALDRIDGE, Attorneys, 304 East Washington Street, Athens, Georgia 30601

STATE OF GEORGIA
COUNTY OF CLARKE

The actual consideration or value, whichever is greater, for this transfer is $21,904.82.

Subscribed and sworn to before me, this the 31 day of January, 1989.

ROBERT B. BATES NOTARY PUBLIC Athens CLARKE COUNTY GEORGIA

Notary Public

My commission expires: My Commission Expires February 5, 1991

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) the receipt of which is hereby acknowledged, Benny L. Payne, an unmarried person, hereinafter called "Grantor", has this day bargained and sold, and does hereby transfer and convey unto Nancy L. Flowers, an unmarried person, hereinafter called "Grantee", (whether one or more persons or entities) Grantee's heirs, personal representatives successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

ALL MY ONE-HALF UNDIVIDED INTEREST IN AND TO:

Unit A-3, of Barcelona Condominium created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6400, Page 801, Register's Office for Davidson County, Tennesee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Barcelona Condominium set forth in Exhibit A-2 of this Master Deed for a more complete identification and description of such Unit.

Being part of the same property conveyed to Barcelona Associates, a joint venture, by deed from Tennessee Trust Company, Trustee, of record in Book 6348, Page 758, Register's Office for Davidson County, Tennessee, and to Nancy L. Flowers, an unmarried person, and Benny L. Payne, an unmarried person, by deed from Barcelona Associates, a joint venture, of record in Deed Book 6480, Page 459, said records.

This is improved property, known as Unit A-3, Barcelona Condominium, 270 Tampa Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, Grantee's heirs, personal representatives, successos and assigns, forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for those exceptions listed in the schedule of exceptions to coverage in the title insurance policy furnished Grantee by Grantor insuring Grantee's interest in the above-described property. The schedule of exceptions to such title insurance policy is by reference incorporated herein.

Grantor further covenants and binds itself, its successors and assigns, to warranty and forever defend the title to said real estate to said Grantee, Grantee's heirs, personal representatives, successors and assigns, against the lawful claims of all persons.

Grantee, by acceptance of this deed, hereby joins in and accepts, and agrees to be bound by the foregoing instruments creating Barcelona Condominium and Barcelona Condominium Association, Inc. Grantee further agrees hereby to pay all assessments whether special or general, which are levied by Barcelona Condominium Association, Inc. in connection with Barcelona Condominium. Grantee specifically consents to the terms and conditions of Paragraph 8 of the Master Deed providing for the retention of a lien in favor of the Association to secure the payment of all such assessments and a power of sale to enforce the assessment lien.

IN WITNESS WHEREOF, the undersigned has executed this instrument as of the 31st day of January, 1989.

Benny L. Payne (SEAL)

Benny L. Payne

"Grantor"

STATE OF GEORGIA
COUNTY OF CLARKE

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Benny L. Payne, with whom I am personally acquainted, and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal in Athens, Clarke County, Georgia, this the 31st day of January, 1989.

My commission expires:_____

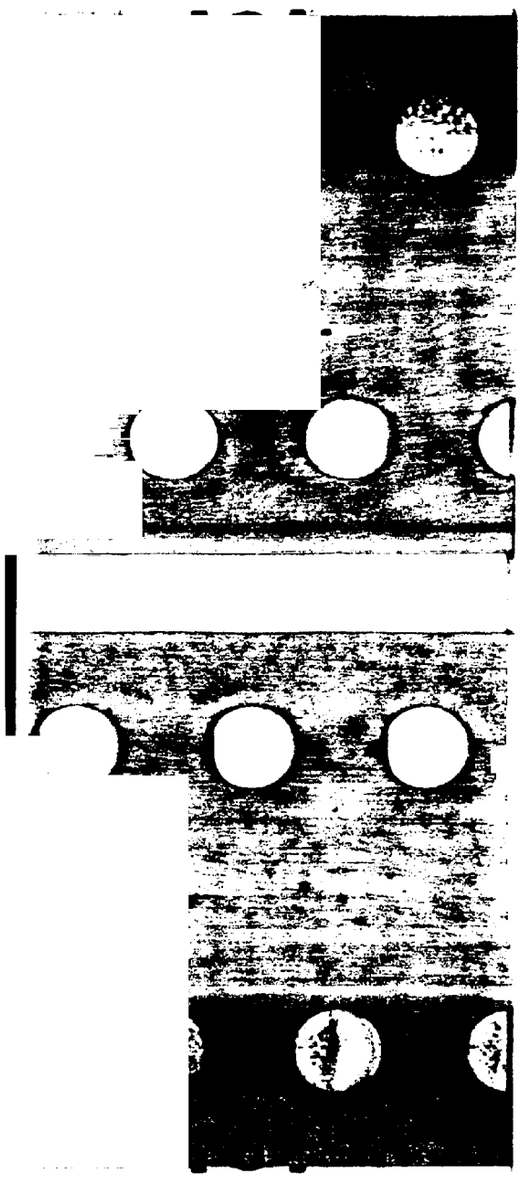
Notary Public

ROBERT B. BATES NOTARY PUBLIC CLARKE COUNTY, GEORGIA

My Commission Expires February 5, 1991

89 FEB 9 AM 9:51

0755B



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7768 PAGE 627

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 21904.82
CON TX 72.27
PRFEE 0.50
WDEED 6.00
TOTAL 78.77
CHECK 78.77

02/08/89 01 09:54 0001 5535

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07558

IDENTIFICATION REFERENCE

Feb 8 9 51 AM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 180016