THIS INSTRUMENT PREPARED BY DAVID VINCENT, ATTORNEY, 906 STAHLMAN BUILDING, NASHVILLE, TENNESSEE 37201

BOOK 7772 PAGE 187

FROM:	FROM:
DOLORES MATHIS	JAMES A. CARNEY, Trustee
AND	
TO:	TO:
JAMES A. CARNEY, Trustee	DOLORES MATHIS and JANICE Y. WALKER

THREE PARTY WARRANTY DEED

Name & Address of Property Owner	Name & Address of Person or Entity Responsible for Payment of Real Property Taxes	Map-Parcel Numbers
Dolores Mathis, et al P. O. Box 8436 Nashville, Tennessee 37207	Metropolitan Federal Savings & Loan Association P. O. Box 110250 Nashville, Tennessee 37211	Map 133-16A Parcel 100 CO 05DU 76721

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RUSH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $15,901.50.

Janice Y. Walker
Affiant

Subscribed and sworn to before me this the 7th day of February, 1989.

Notary Public

My Commission Expires: 9/11/90

FOR AND IN CONSIDERATION of Ten ---------- And No/00 ---------- Dollars and other good and valuable considerations, and for the express purpose of making a re-conveyance to create an estate of survivorship (common-law joint tenancy) in Dolores Mathis and Janice Y. Walker,

I, Dolores Mathis, do by these presents convey unto James A. Carney, Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

Land in Davidson County, Tennessee, being Unit H-20 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, Tennessee, 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 identiciation and description of such Unit.

Being the same property conveyed to Dolores Mathis, unmarried, by deed from Barcelona Associates, a joint venture, of record in Book 6505, page 217, Register's Office for Davidson County, Tennessee.

This is improved property, known as Unit H-20, Barcelona Condominium, 270 Tampa Drive, Nashville, Tennessee 37211

TO HAVE AND TO HOLD said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said James A. Carney, Trustee.

I do covenant with the said James A. Carney, Trustee, that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except by Deed of Trust of record in Book 6505, page 219, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

And now, I, the said James A. Carney, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby grant and convey unto Dolores Mathis and Janice Y. Walker, and to the survivor of such persons, (it is the intent of this conveyance to create a common-law joint tenancy) the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set out and without making any personal covenants or warranties, I, James A. Carney, as Trustee only, pass along the same covenants and warranties heretofore made by Dolores Mathis.

The Grantees assume and agree to pay the balance due on a promissory note dated the 26th day of February, 1985 secured by a Deed of Trust executed by Dolores Mathis conveying to Stephen C. Baker, Trustee, of record in Book 6505, page 219, Register's Office for Davidson County, Tennessee, securing Barcelona Associates, a joint venture, the original principal sum of $32,550.00, and Grantees assume and agree to pay the total mortgage indebtedness as modified by an Assumption and Modification Agreement executed by Grantees simultaneously herewith.

IN WITNESS WHEREOF, we have hereunto set our hands this 7th day of February, 1989.

Dolores Mathis
DOLORES MATHIS

James A. Carney, Trustee
JAMES A. CARNEY, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Beverly M. Hobbs, a Notary Public in and for said County and State, the within named, Dolores Mathis, 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 and official seal at Nashville, Tennessee, this 7th day of February, 1989.

Beverly M. Hobbs
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/11/90

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

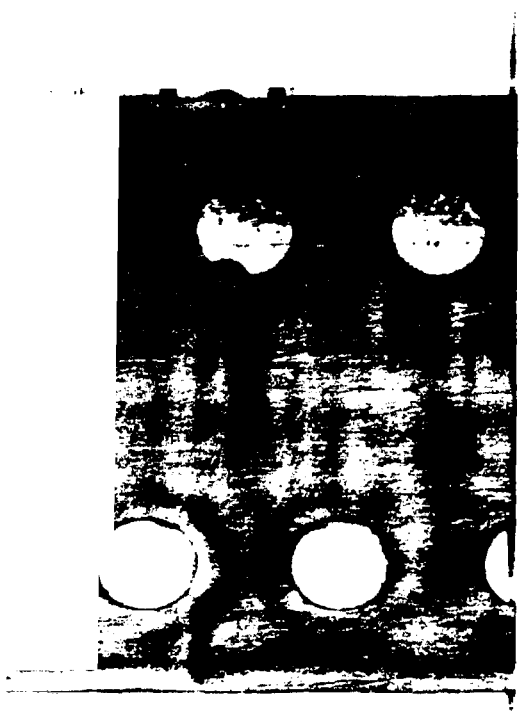
Personally appeared before me, Beverly M. Hobbs, a Notary Public in and for said County and State, the within named, James A. Carney, Trustee, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of February, 1989.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/11/90

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OFFICIAL RECEIPT

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

RECEIVED OF _____

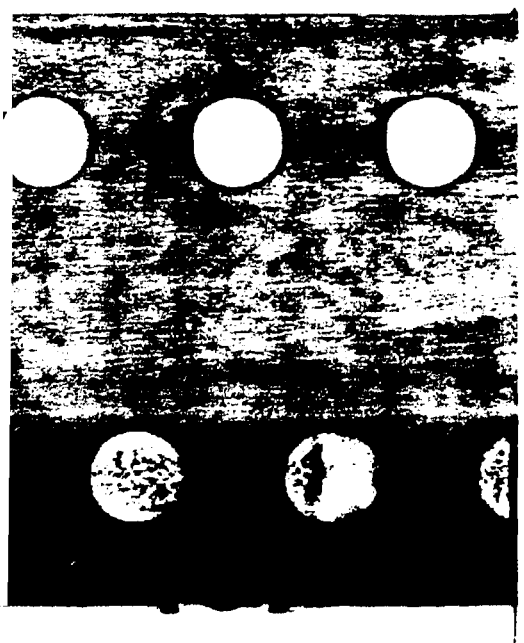
FOR _____

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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 15901.50



CON TX	52.47
PRFEE	0.50
WDEED	9.00
TOTAL	61.97
CHECK	61.97

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 02/14/89 01 11:56 0001 7033

0880

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Feb 14 11 55 AM '89

No. 181501