THIS INSTRUMENT PREPARED BY: **WILKINS & IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Michael B. O'Rear
108 Doral Court
Nashville, TN 37221

MORTGAGEE:
Fleet Mortgage Corp.
125 East Wells Street
Milwaukee, WI 53201

MAP-PARCEL NUMBERS:
142
6D17CO
9D-75277

WARRANTY DEED BOOK 7784 PAGE 196

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, Joseph F. McMahon and wife, Jane C. McMahon hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Michael B. O'Rear and Catherine T. Nash, both 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 90-B on the plan of Doral Country Villa Condominiums, Section VII, of record in Book 5200, Page 223, Register's Office for said County, which plan and record thereof are incorporated and made part hereof by reference.

BEING the same property conveyed to Joseph F. McMahon and wife, Jan C. McMahon by deed from Sharon M. Baskette, unmarried, of record in Book 7707, Page 985, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 5532, page 727, and amended in Book 5623, page 252, said Register's Office.

This instrument is executed on behalf of Joseph F. McMahon and Jane C. McMahon by M. Stephen Bush as their Attorney in Fact pursuant to two Powers of Attorney being recorded simultaneously herewith. The affidavit of said Attorney in Fact is attached hereto and made a part hereof by reference.

This is (~~un~~)improved property, known as 108 Doral Court, Nashville, TN 37221.

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 28th day of February, 1989.

Jane C McMahon
Jane C. McMahon
BY: M. Stephen Bush, Attorney in Fact

Joseph F McMahon
Joseph F. McMahon
BY: M. Stephen Bush, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF _____

On this _____ day of _____, 19___, before me personally appeared ~~Joseph F.~~ _____, 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 ~~he~~ executed the same as _____ free act and deed.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7784 PAGE 197

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 $ 55,000.00.

x _____
Affiant

Subscribed and sworn to before me, this the 28th day of February, 1989.

My Commission Expires: 9-26-92

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named M. Stephen Bush, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of Joseph F. McMahon and Jane C. McMahon as their Attorney in Fact as the free act and deed of the within named Joseph F. McMahon and Jane C. McMahon.

Witness my hand and official seal at Nashville, Tennessee, this the 28th day of February, 1989.

_____
NOTARY PUBLIC

My commission expires; 9-26-92

WARRANTY DEED

from:
Joseph F. McMahon and wife, Jane C. McMahon

to:
Michael B. O'Rear and Catherine T. Nash, both unmarried

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

TN 28242

"EXHIBIT A"

BOOK 7784 PAGE 198

STATE OF TENNESSEE

COUNTY OF DAVIDSON

18:4 03/02 0101 03CHECK 191.00

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principals thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principals' death, disability or incapacity.

Further the Affiant saith not.

M. Stephen Bush
Affiant

Sworn to and subscribed before me this 28th day of February, 19 89.

Notary Public

My Commission Expires: 9-26-92

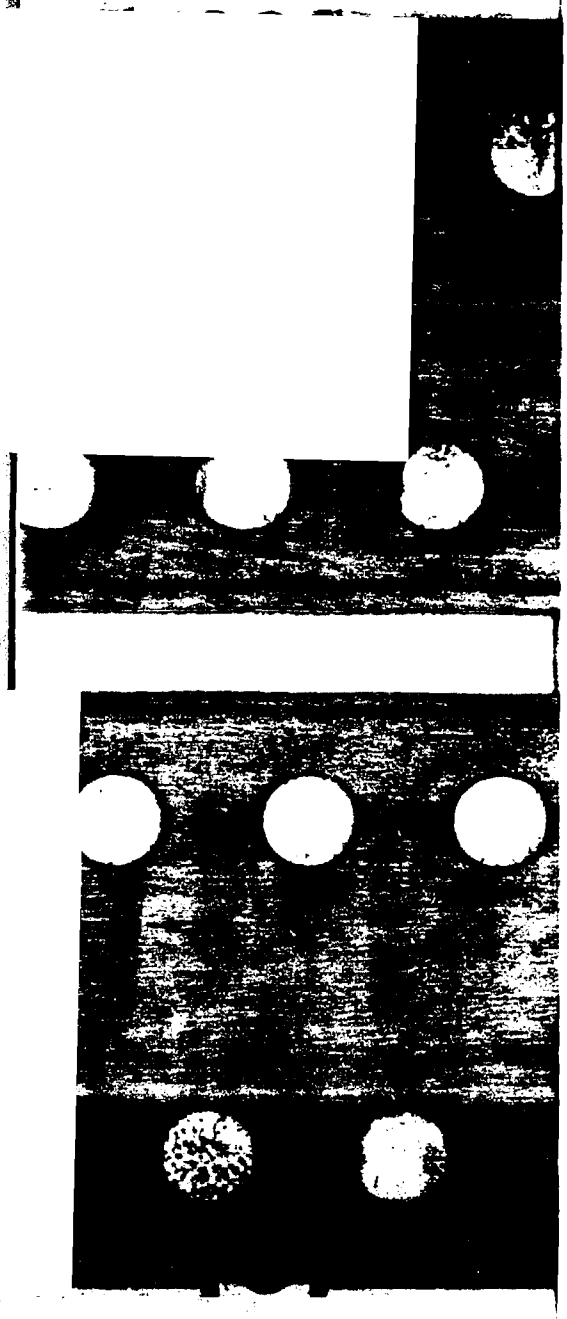
NOTARY PUBLIC STATE OF TENNESSEE LARGE

IDENTIFICATION REFERENCE

Mar 2 1 35 PM '89

FELIX Z WILSON II REGISTER DAVIDSON COUNTY TN

13085



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK **7784** PAGE **199**

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 55000.00
CON TX 181.50
PRFEE 0.50
WDEED 9.00
TOTAL 191.00
CHECK 191.00

03/02/88 01 13:37 0001 1814
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

13085

IDENTIFICATION REFERENCE

MAR 2 1 35 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 186398