This Instrument Prepared By:
Kristine M. Hanson, Attorney
Lehman Land Title, Inc.
155 Franklin Road, Suite 151
Brentwood, Tennessee 37027

FILE BOX
#52

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Errol W. Fitzpatrick	Citizens & Southern Mortgage	142-05-0-A-102.0
(NAME)	(NAME)	
500 Plantation Court Unit R-2	P. O. Box 656	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37221	Tucker, GA 30085-0656	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ($10.00) ---------- *Dollars.*

Cash in hand paid by Errol W. Fitzpatrick and wife, Delcinia C. Fizpatrick and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

Deborah P. Stephenson Brown and husband, Robert L. Brown

have this day bargained and sold, and do hereby transfer and convey unto the said Errol W. Fitzpatrick and wife, Delcinia C. Fizpatrick

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Unit No. R-2, together with the Carport designated No. R-2-C, in River Plantation, Section Two, A Condominium, a Horizontal Property Regime, located on Plantation Court, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantations, Section Two Condominium Apartments, recorded in Book 4460, pages 136 and 137, of the Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 4661, page 374, of the Register's Office for Davidson County, Tennessee to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of River Plantation, Section Two, Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 4661, page 374, of the Register's Office of Davidson County, Tennessee are incorporated in this deed by reference and made a part hereof the same as though copied herein. Also, incorporated herein are the amended by-laws of record in Book 4691, page 906, said Register's Office. This is improved property known as Unit No. R-2, 500 Plantation Court, Nashville, Tennessee.

Being the same property conveyed to Lawrence C. Stephenson, Jr. and wife, Deborah P. Stephenson by deed from Haury & Smith Contractors, Inc., a Tennessee Corporation of record in Book 4705, page 718, and being the same property conveyed to Deborah P. Stephenson Brown by Quitclaim Deed from Lawrence C. Stephenson, Jr. of record in Book 7796 page 770, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value whichever is greater, for this transfer is $ 85,375.00
Affiant

Subscribed and sworn to before me this the 16th *day of* March 89

Notary Public Judy A. Lehman

My Commission expires: 5/19/91 *(Affix Seal)*

This is improved ( ) unimproved ( ) property, known as 500 Plantation Court Unit R-2 Nashville, TN 37221
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hands this 16th *day of* March *, 19* 89 *, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Deborah P. Stephenson Brown

Robert L. Brown

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me Judy A. Lehman, *a Notary Public in and for said County and State* Deborah P. Stephenson Brown and husband, Robert L. Brown

the within named bargainor (s), *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Brentwood, *Tennessee, this* 16th *day of* March, *19* 89

Judy A. Lehman
Notary Public

Commission expires 5/19/91

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, _____, *a Notary Public 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* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19* _____.

_____ *Notary Public*

Commission expires _____

17834

TOTAL TAX REFERENCE

MAR 20 10 58 AM '89

FELIX Z. WILSON REGISTER
WILLIAMSON COUNTY, TN

MAIL ENV.

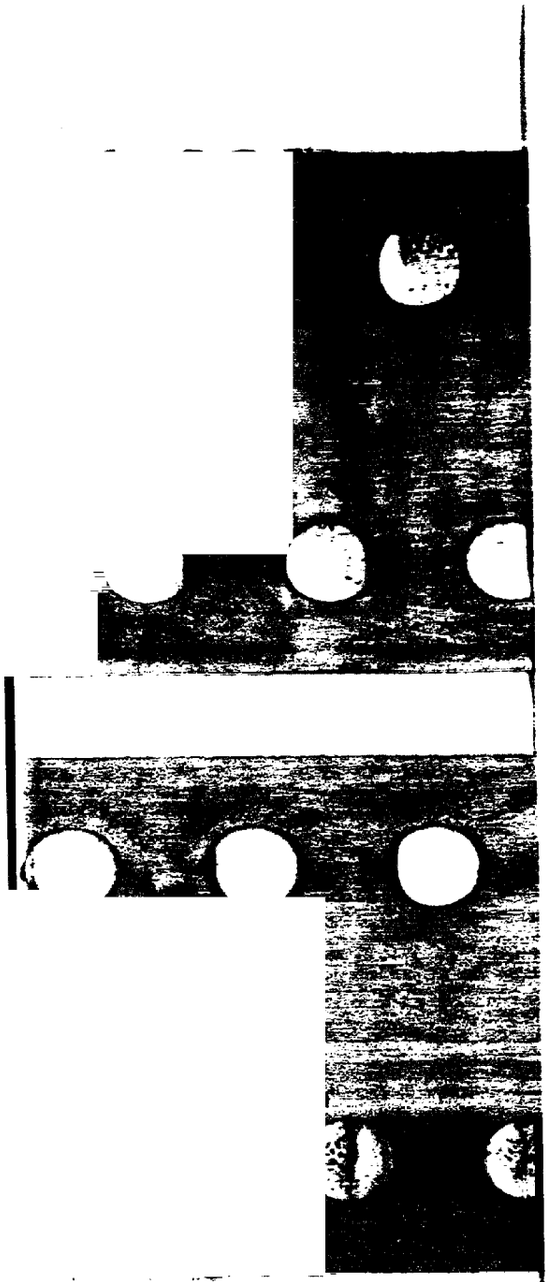
7337 03/20 0101 03CHECK 288.32

WARRANTY DEED

FROM
Deborah P. Stephenson Brown
and husband, Robert L. Brown

TO
Errol W. Fitzpatrick and wife,
Delcinia C. Fitzpatrick

Compliments of
LEHMAN LAND TITLE, INC.
155 Franklin Road, Suite 151
Brentwood, Tennessee 37027
Phone (615) 371-8999



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

RECEIVED OF _____

FOR _____

BOOK 7796 PAGE 774

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 85375.00
CON TX 281.82
PRFEE 0.50
WDEED 6.00
TOTAL 288.32
CHECK 288.32

03/20/89 01 11:02 0001 7337

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

17834

IDENTIFICATION REFERENCE

MAR 20 10 58 AM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 191853