FORM NO. WD-1

BOOK 7808 PAGE 984

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,000.00

Barbara J. Baltz
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF April, 1989

Heather [illegible]
Notary Public

MY COMMISSION EXPIRES: 8-8-92
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN FEDERAL S & L ASSN. 230 4th Ave. North, Nashville, TN 37219
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
Barbara J. Baltz (NAME)	METROPOLITAN FEDERAL S & L ASSN. (NAME)	95-2-A-127
127 Cottage Place (STREET ADDRESS OR ROUTE NUMBER)	230 4th Ave. North (STREET ADDRESS)	3DZ85989
Nashville, TN 37214 (CITY) (STATE) (P.O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE SAM N. YOUNG AND WIFE, EVELYN H. YOUNG AND JANE H. RALLS, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BARBARA J. BALTZ, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, beint Unit No. 59 on the Plan of Cottage Place Condominiums, of record in Book 6520, pages 816-823, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements, all as described in the Master Deed, Declaration of Covenants, Conditions and Restrictions of record in Book 6520, page 745, said Register's Office, as amended by Amendment to Master Deed, Declaration of Covenants, Conditions and Restrictions, of record in book 6569, page 212, and by Second Amendment of record in Book 6636, page 722, said Register's Office, and by Third Amendment of record in Book 6902, page 829, said Register's Office.

Being the same property conveyed to Warner T. Ralls and wife, Jane H. Ralls by deed from A. Harrison Johnson, Jr. of record in Book 6664, page 981, Register's Office of Davidson County, Tennessee, By Quitclaim Deed of record in Book 7542, page 866, said Register's Office, subject property was conveyed to Sam N. Young, as to a one-half undivided interest.

This conveyance subject to:

1989 taxes being pro-rated. Terms and provisions of the Master Deed,Declaration of covenants, conditions and Restrictions, of record in Book 6520, page 745, as amended in Book 6569, page 212,by Second Amendment of record in Book 6636, page 722,and by Third Amendment of record in Book 6902, page 829. Terms and provisions of the By-Laws of Cottage Place Homeowner's Association, of record in Book 6520, page 793. Subject to the liens for any unpaid and/or special assessments. Easement contained in Deed of record in Book 5256, page 398, said Register's Office.

This is unimproved ( ) improved (X) property, known as 127 COTTAGE PLACE, NASHVILLE, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 3rd day of APRIL, 19 89

x _____ x _____
SAM N. YOUNG JANE H. RALLS

EVELYN H. YOUNG

STATE OF TENNESSEE }
Davidson County }

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named SAM N. YOUNG AND WIFE, EVELYN H. YOUNG AND JANE H. RALLS

the 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 NASHVILLE, Tennessee, this 3rd day of APRIL, 19 89.

Heather Pitt Notary Public

Commission Expires 8-8-92

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

LLBL 04/14 0101 03CHECK 130.70

WARRANTY DEED

FROM

TO

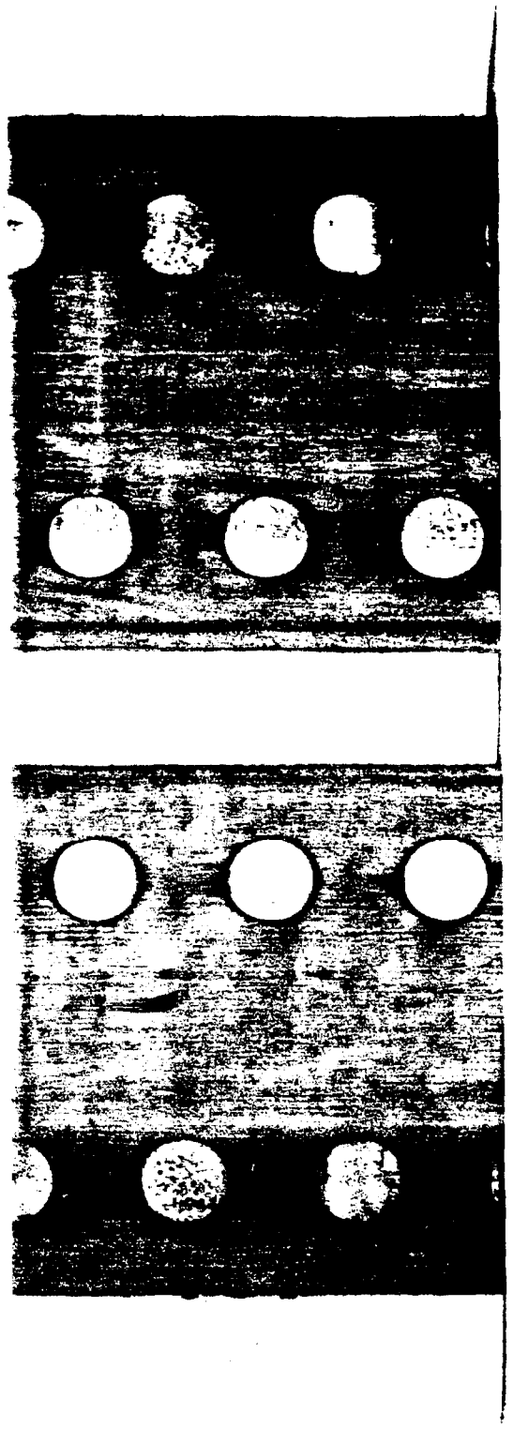
ATTORNEYS TITLE A Minnesota Title Company

SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

21979

IDENTIFICATION REFERENCE

APR 4 3 57 PM '89



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	74000.00
CON TX	244.20
PRFEE	0.50
WDEED	6.00
TOTAL	250.70
CHECK	250.70

04/04/89 01 15:57 0001 2282

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2197.9.

IDENTIFICATION REFERENCE

APR 4 3 57 PM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 196714