WARRANTY DEED

This instrument was prepared by:
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 2707
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
J. L. Chandler and wife Louise W. Chandler 4200 Harding Road Apt 401 Nashville, Tn 37205-2008	Same	103-12-A-24

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $70,000.00.

J. L. Chandler
Affiant

Subscribed and sworn to before me this 28th day of April 1989.

Teresa A. Smith
Notary Public

My Commission Expires:
11/21/90

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledge, I, JOHN A. BROWN, hereinafter referred to as Grantor, have bargained and sold, and by these presents do transfer and convey unto J. L. CHANDLER and wife, LOUISE W. CHANDLER, hereinafter referred to as Grantees, their heirs, successors 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, being Apartment number 401 of Harding House, a Condominium created under Title 64, Sections 2701, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, which was executed by Allan Murphy, of record in Book 4759, Page 665, and instrument of correction of record in Book 4768, page 818, Register's Office for Davidson County, Tennessee, as amended by Amendment of Master Deed of record in Book 4979, Page 944, said Register's Office, reference being made to the said Master Deed as amended, Exhibit "A" for the sources of title of the said Allan Murphy, and to Exhibit "A-1" thereto for a specific identification and description of the apartment herein conveyed, and as shown on the revised Plat of Harding House Condominium Apartments, of record in Book 4860, Page 82, said Register's Office, to which reference is hereby made. Covered Parking Space No. ___ is a limited common element for the exclusive use of the occupants of said apartment.

Being the same property conveyed to John A. Brown, by deed from Judith L. Weidman, an unmarried person, of record in Book 7275, Page 422, Register's Office for Davidson County, Tennessee.

As part consideration for this transfer, the Grantees herein assume and agree to pay certain indebtedness to Sears Mortgage Corporation, said indebtedness secured by that Deed of Trust from John A. Brown and wife, Nancy C. Brown to Arnold M. Weiss, Trustee, of record in Book

7751, Page 385 and re-recorded in Book 7758, Page 256, Register's Office for Davidson County, Tennessee, the balance of which is in the principal amount of $61,914.40.

Subject to the Master Deed and By-Laws of record in Book 4759, page 665, and instrument of correction of record in Book 4768, page 818, said Register's Office; a lien for assessments for common expense as set forth in Master Deed and By-Laws of record in Book 4759, page 665, said Register's Office; Power Line Easement granted to South Bell Telephone and Telegraph Company by deed of record in Book 3225, page 223, said Register's Office; Easement for sewer of record in Book 2034, page 616, said Register's Office; and the recorded plan showing an owner's certificate, certain easements, setback lines and notations.

Spouse of the said John A. Brown joins in the execution of this Warranty Deed to convey whatever right, title and interest she may have in and to the above described property by way of her marital rights.

This is improved property, known as Condo #401, 4200 Harding Road, Nashville, Tennessee

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, successors and assigns forever, and we do covenant with the said Grantees that we are seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as above mentioned, and taxes for the year 1989 which the Grantees herein assume and agree to pay.

AND we do further covenant and bind ourselves, and our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 28th day of April, 1989.

2 8 7 5 11 APR 28 3 48 PM '89

RUSH

John A. Brown

Nancy C. Brown
Nancy C. Brown

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 28th day of April, 1989, before me personally appeared John A. Brown and wife Nancy C. Brown, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

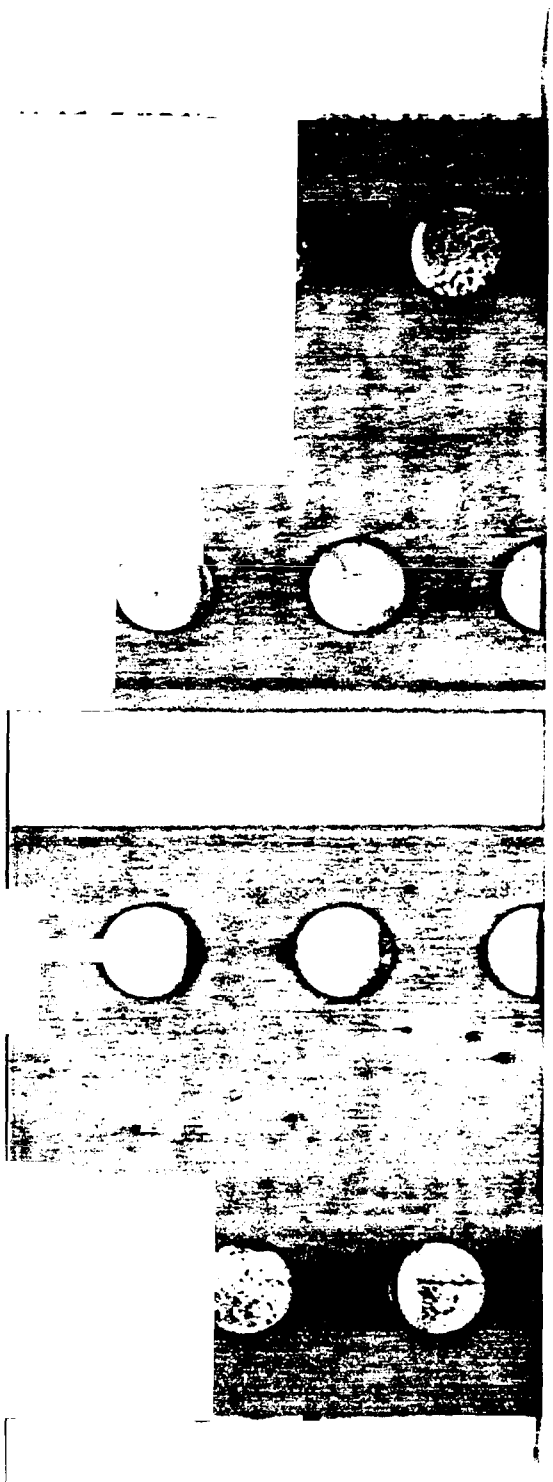
Witness my hand and seal, at office in Nashville, TN, this 28th day of April, 1989.

Teresa C. Smith
Notary Public

My Commission Expires:
1/2/90

MTH/ts/E0319.137

0346 04/28 0101 03CHECK 227.50



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7827 PAGE 950

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 70000.00
CON TX 231.00
PRFEE 0.50
WDEED 6.00
TOTAL 237.50
CHECK 237.50

04/28/89 01 15:50 0001 0346

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2875U

APR 28 3 48 PM '89

No. 204670