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

Box 9

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Michael F. Werner 2929 Selena Drive Unit K-150 Nashville, TN 37211	First Tennessee Bank National Association P. O. Box 1000, Dept. 47 Memphis, Tennessee 38148	119-14A 15000 06DA 35130

WARRANTY DEED BOOK 7924 PAGE 259

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, Lorene L. Allen and husband, Harold Allen hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Michael F. Werner 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 150 Building "K" on the plan of Kingswood Condominiums, of record in Book 5200, page 520, Register's Office for said County which plan and record thereof are incorporated herein and made a part hereof by reverence.

BEING the same property conveyed to Kelly D. Allen and Lorene L. Allen as joint tenants with right of suvivorship by deed from Bonnie M. Allen, unmarried, of record in Book 7346, page 813, said Register's Office, Said Kelly D. Allen has since died leaving property vested in Lorene L. Allen as surviving joint tenant.

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 6058, page 322, Book 909, page 48, Book 919, page 393, Book 928, page 752 and amended in Book 1001, page 539, Book 946, page 252, Book 919, page 628, Book 1579, page 385 and Book 1581, page 55, said Register's Office.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid principal balance of a note secured by a first mortgage deed of trust to First Tennessee Bank National Association, of record in Book 7346, page 816, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantee.

This is (un)improved property, known as 2929 Selena Drive Unit K-150, Nashville, TN 37211.

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 24th day of August 1989.

Harold Allen

Lorene L. Allen

STATE OF TENNESSEE
COUNTY OF Davidson

On this 24th day of August, 1989, before me personally appeared ~~Lorene L.~~ Allen and husband, Harold Allen, 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 their free act and deed.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9-26-92

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

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 $ 32,593.97.

_____
Affiant

Subscribed and sworn to before me, this the 24th day of August, 1989.

My Commission Expires: 9-26-92

_____
Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

from:
Lorene L. Allen and husband, Harold Allen

to:
Michael F. Werner

114.58 0801 08/28 9815

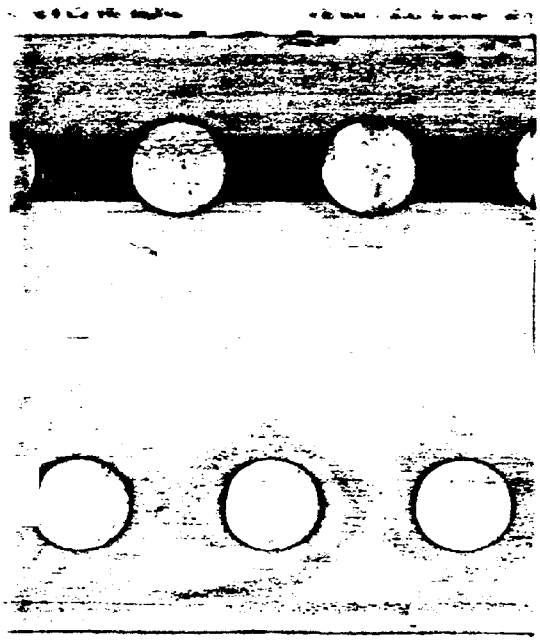
FILED
DAVIDSON COUNTY, TN
AUG 28 10 19 AM '89

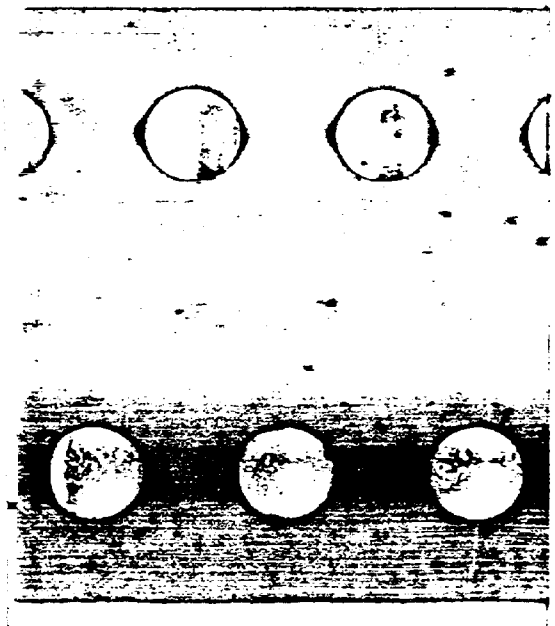
IDENTIFICATION REFERENCE

WILKINS & IVEY

Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

6122 5.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7924 PAGE 261

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 32593.97
CON TX 107.58
PRFEE 1.00
WDEED 6.00
TOTAL 114.58
CHECK 114.58
08/28/89 01 10:20 0001 9815

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 1 2 2 5

IDENTIFI REFERENCE

AUG 28 10 19 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 243029