BOOK 7929 PAGE 596 File in Box # 4

FORM NO. WD-1 #89-8-18

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 62,900.00

Benjamin P. Coleman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF August, 19 89.

Peter Weiss
Notary Public

MY COMMISSION EXPIRES: November 10, 1991

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Peter Weiss, Attorney, 1 Church St. Bldg. Suite 500, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin P. Coleman (NAME)	CTX Mortgage Company MORTGAGEE (NAME)	Map 86-11A
210 Raintree Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 19000 (STREET ADDRESS)	Parcel 74
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Dallas, Texas 75219-9000 (CITY) (STATE) (ZIP)	FB# 4D-89114

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, Sharon B. Monroe, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Benjamin P. Coleman, a single person

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:

A certain condominium apartment in Davidson County, Tennessee, described as follows: Unit No. 6, Building No. 14, in Raintree Village (a Condominium), created under Chapter 27, Title 64, of the Tennessee Code Annotated, and as established by a Master Deed of record in Book 4753, Page 140, Register's Office for Davidson County, Tennessee, as amended and modified by a Deed of Amendment of record in Book 4980, Page 378, said Register's Office and as shown on the Revised Plat of Hermitage Woods Condominium Apartments, Phase II and II-A, of record in Book 4860, Pages 62 through 64, said Register's Office, to which plat reference is hereby made, Building 14 having been submitted to the provisions of the said Master Deed, as amended by instrument of record in Book 5165, Page 781, and Book 5172, Page 77, said Register's Office. Garage No. 14-6 is a limited common element for the exclusive use of the occupant of said unit.

BEING the same property conveyed to Sharon B. Monroe, by Deed from Clyde Paul Holland, Trustee, of record in Book 6302, Page 732, Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to: (1) Easements and restrictions as set forth in the revised plan of record in Book 4860, Pages 62-64; (2) Restrictions of record in Book 4743, Page 253, and Book 4753, Page 110; (3) Charter of Hermitage Woods Community Services Association as of record in Book 4753, Page 101; (4) Charter of Raintree Village Homeowner's Association, Inc., of record in Book 5088, Page 854; (5) The Revised By-Laws of Hermitage Woods, Phase II, (Raintree Village), Raintree Village Homeowner's Association, Inc., of record in Book 5122, Page 878, and amended by Revised By-Laws of Hermitage Woods, Phase II (Raintree Village), Raintree Village Homeowner's Association, Inc., of

"Legal continued on back page"

unimproved ( )
This is improved (xx) property, known as 210 Raintree Drive, Hermitage, TN 37076
(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 my hand this 30th day of August, 1989

Sharon B. Monroe by Sheila Bailey
SHARON B. MONROE BY: SHEILA BAILEY,
Attorney-In-Fact

BOOK 7929 PAGE 597

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

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

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

_____ Notary Public

Commission Expires_____

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 _____

1123 09/01 0101 03CHECK 214.57

WARRANTY DEED

6307.

FROM
Sharon B. Monroe, unmarried

IDENTIFICATION REFERENCE

TO
Benjamin P. Coleman, a single person

SEP 1 2 48 PM '89
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

FOLEY & WEISS
ATTORNEYS AT LAW
SUITE 500
ONE CHURCH STREET BUILDING
NASHVILLE, TENNESSEE 37201

"Legal continued from front"
record in Book 6229, Page 970; said Register's Office; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

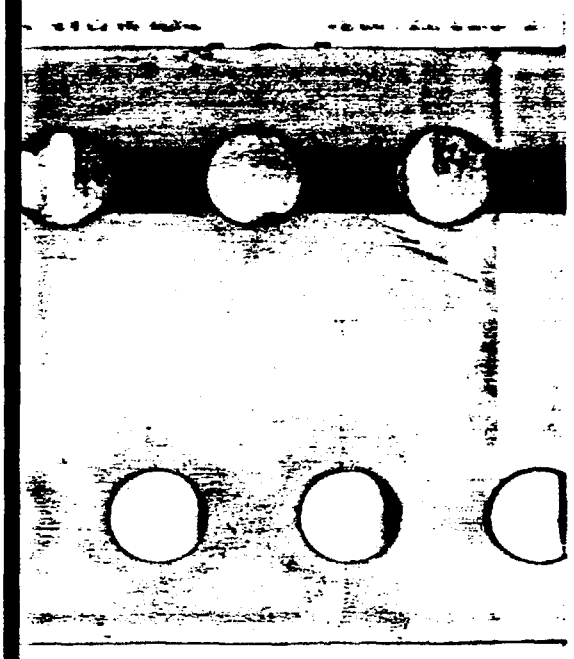
THIS instrument is being executed in behalf of Sharon B. Monroe pursuant to a Power of Attorney executed by same on the 9TH. day of August, 1989, and being filed for record simultaneously herewith.

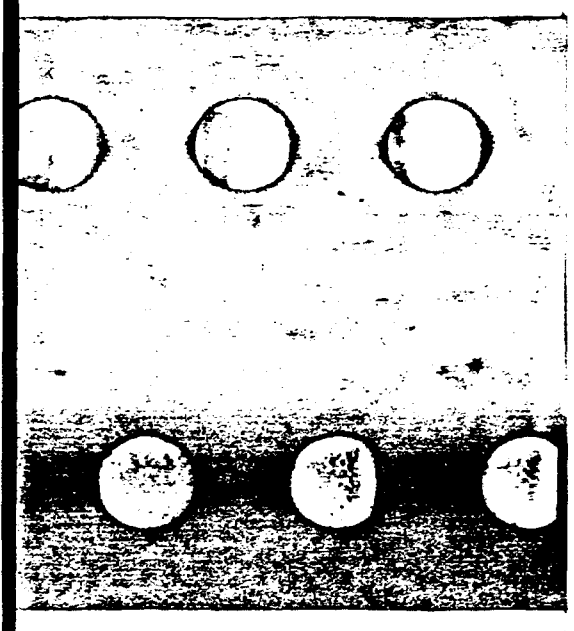
STATE OF TENNESSEE, Davidson County ss:

On this 30th day of August, 1989, before me personally appeared SHEILA BAILEY, to me known to be the person (or proved to me on the basis of satisfactory evidence) and who executed the foregoing instrument in behalf of SHARON B. MONROE, and acknowledged that she executed the same as the free act and deed of the said SHARON B. MONROE.

My Commission Expires: 11/10/91

_____
Notary Public





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7929 PAGE 598

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT	62900.00
CON TX	207.57
~~PRFEE~~	~~1.00~~
~~MDEED~~	~~5.00~~
TOTAL	214.57
CHECK	214.57

09/01/89 01 14:50 0001 1123

6307.8.

IDENTIFI REFERENCE

SEP 1 2 49 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 245155