WARRANTY DEED

BOOK 7979 PAGE 823

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
FRANCES F. WINGO (NAME)	METROPOLITAN FEDERAL SAVINGS (NAME)	Map 147-3-A
441 Harding Place, Unit B-10 (STREET ADDRESS OR ROUTE NUMBER)	230 4th Avenue North (STREET ADDRESS)	Parcel 26
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	F.B.#6DU-80026

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, LAKEVIEW GROUP, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FRANCES F. WINGO, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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, being Unit B-10 on the Plan of Harding Place Condominium of record in Plat Book 5200, pages 571 & 572, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Harding Place Condominium, a horizontal property regime established by Master Deed of record in Book 6104, page 725, said Register's Office.

Being the same property conveyed to The Franklin Investor Group, Inc. by deed from Harding Manor Associates, a joint venture of record in Book 6105, page 61, said Register's Office. By amendment to Charter, a copy of which is of record in Book 7919, page 822, said Register's Office, The Franklin Investor Group, Inc. changed its name to Lakeview Group, Inc.

This conveyance is made subject to: (1) 1989 Taxes; (2) Restrictions of record in Book 3072, page 429 and Book 4000, page 531; (3) Easements of record in Book 3570, page 75 and Book 3312, page 560; (4) Charter in Book 6081, page 872; (5) Covenants, Conditions, Restrictions and Agreements in Book 6104, page 725; and (4) All matters appearing on the Plan of record in Plat Book 2900, page 91, Plat Book 3842, page 35 and Plat Book 5200, pages 571 & 572, said Register's Office.

As part of the consideration for this transfer, the Grantee(s) herein assume and agree to pay, the principal balance now due, plus future interest on a certain note, dated July 1, 1983, in the original principal sum of $32,500.00, payable to Harding Manor Associates, joint venture in monthly installments, including interest as set forth in said note, and being secured by a deed of trust of record in Book 6105, page 65 said Register's Office.

This is improved(XX) unimproved ( ) property, known as 441 Harding Place, Unit B-10, Nashville, Tennessee 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 3rd day of November, 1989

LAKEVIEW GROUP, INC.
By: Harry B. Nichols
HARRY B. NICHOLS
President

STATE OF TENNESSEE
COUNTY OF _____

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

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand at office, this _____ day of _____, 19 _____.

My commission expires _____ Notary Public _____

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HARRY B. NICHOLS

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of LAKEVIEW GROUP, INC. the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this 3rd day of November, 19 89

My commission expires 3/27/93 Notary Public Catherine C. Hensley

CATHERINE C. HENSLEY NOTARY PUBLIC AT LARGE STATE OF TN

80532

IDENTIF. TREFERENCE

Nov 9 8 13 AM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

2599 11/09 0101 03CHECK 106.99

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,302.11

Lisa Allyn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF November, 19 89

MY COMMISSION EXPIRES: 3/27/93 (AFFIX SEAL) Catherine C. Hensley
Notary Public

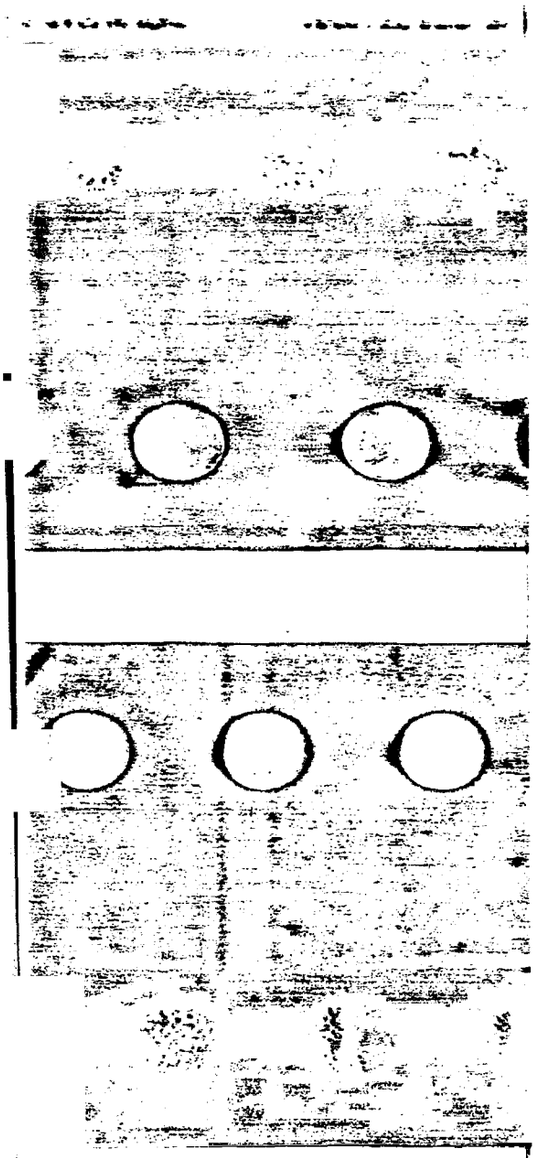
CATHERINE C. HENSLEY NOTARY PUBLIC AT LARGE STATE OF TN

WARRANTY DEED

FROM
LAKEVIEW GROUP, INC.

TO
FRANCES F. WINGO, unmarried

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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	30302.11
			CON TX	99.99
			PRFEE	1.00
			WDEED	6.00
			TOTAL	106.99
			CHECK	106.99
11/09/89		01	08:13	0001 2599

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

80532

IDENTIF. T REFERENCE

Nov 9 8 13 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 265460