File Box 29

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 41,000.00

Jerry L Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF April, 19 90.

Notary Public Mai Parsley

MY COMMISSION EXPIRES: May 8, 1990

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 50 Century Blvd., #120, Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terry L. Brown (NAME)	Tennessee Housing Development (NAME)	MAP 108-3
919 Patio Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Church Street, Suite 700 (STREET ADDRESS)	GROUP A
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219-2202 (CITY) (STATE) (ZIP)	PARCEL 47 CO

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, John M. Estes and wife, Kim R. Estes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Terry L. Brown, 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:

A certain condominium unit and lot in Davidson County, Tennessee, described as follows: Lot No. 28, Unit No. 47 in a Horizontal Property Regime as shown on the Condominium Site Plan of Phase II of Section 3, Patio Villa, as of record in Plat Book 5200, page 495, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to John M. Estes, unmarried by deed from TennReal, Inc., filed of record in Book 6198, page 164, Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to all provisions and requirements of the Tennessee Horizontal Property Act as set out in Sec. 64-2701 et seq. of the Tennessee Code Annotated and the By-Laws of the administration thereof; all restrictions, easements, etc., rights and interest in favor of other unit owners; options, burdens, assessments and undertakings etc. contained in the Master Deed of record in Book 5970, page 829, and re-recorded in Book 6014, page 978, said Register's Office.

FELIX Z. WILLIAMS, REGISTER
DAVIDSON COUNTY, TN
MAY 2 8 42 AM '90
IDENTIFICATION REFERENCE
2 3 2 1 5

This is unimproved ( ) improved (X) property, known as 919 Patio Drive, 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 hand s this 30th day of April, 19 90

John M. Estes by Barbara Burnette Glenn atty-in-fact — John M. Estes
Kim R. Estes by Barbara Burnette Glenn atty-in-fact — Kim R. Estes

STATE OF TENNESSEE
County of Davidson

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Personally appeared before me, Ollie Mai Parsley, a Notary Public in and for said County and State, the within named John M. Estes and wife, Kim R. Estes

(or proved to me on the basis of satisfactory evidence)

the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of April 19 90

Commission expires May 8, 1991

Ollie Mai Parsley Notary Public

STATE OF TENNESSEE

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted* and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

*(or proved to me on the basis of satisfactory evidence)

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

My commission expires _____

_____ Notary Public

7926 05/02 0101 03CHECK 142.30

WARRANTY DEED

FROM
John M. Estes and wife, Kim R. Estes

TO
Terry L. Brown

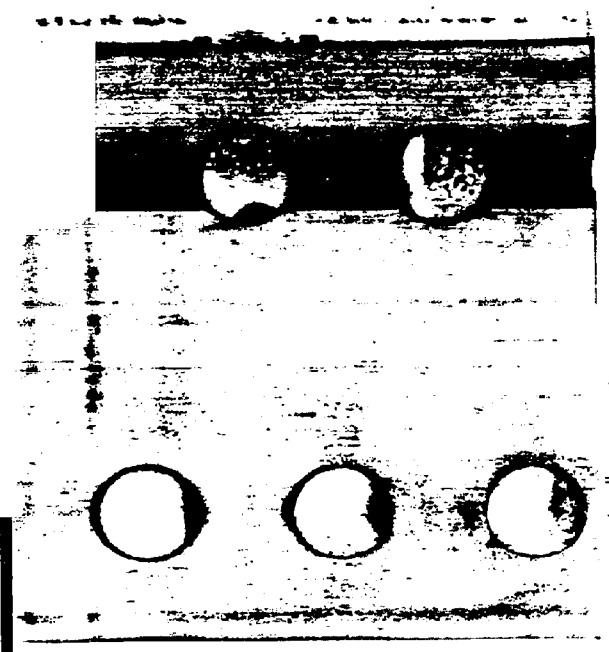
Return to:
PRIORITY ESCROW SERVICES INC.
50 Century Boulevard
Suite 120
Nashville, TN 37214

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of April, 1990, before me personally appeared Barbara Burnette Glenn, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of John M. Estes and wife, Kim R. Estes and acknowledged that she executed the same as the free act and deed of said John M. Estes and wife, Kim R. Estes.

My Commission Expires:
May 8, 1991

Ollie Mai Parsley
Notary Public



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

RECEIVED OF _____

FOR _____

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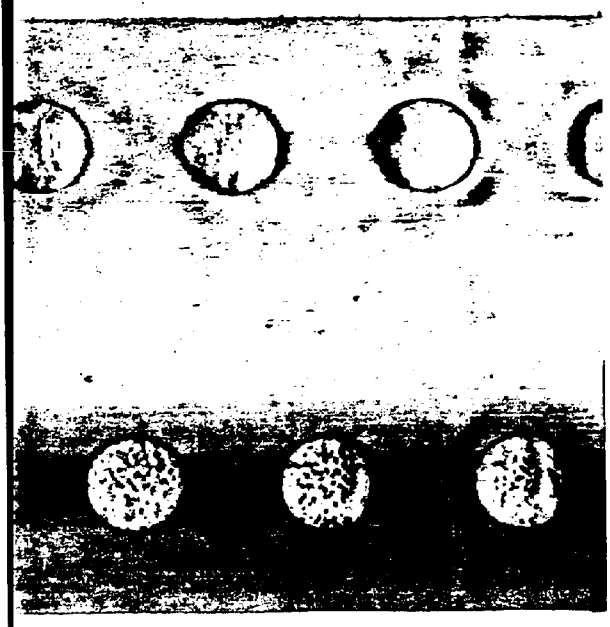
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 41000.00
CON TX 135.30
PRFEE 1.00
WDEED 6.00
TOTAL 142.30
CHECK 142.30

05/02/90 01 08:43 0001 7926

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



23215

IDENTIFICATION REFERENCE

MAY 2 8 42 AM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 315422