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Name and Address of Owner(s):
Ted L. Werbin, unmarried
21 Vaughn's Gap Road, Unit J-159
Nashville, Tennessee 37205

Send Tax Bills to:
First Republic Mortgage Corp.
6012 Willmington Pike
Dayton, Ohio 45459

Prepared By:
Blankenship and Blankenship
815 South Church Street
Murfreesboro, TN 37130

Map and Parcel Nos.:
129-15-A-0-150

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, H M PROPERTIES, INC., a Tennessee corporation, hereinafter called the Grantor, its successors and assigns, has this day bargained and sold, and by these presents does transfer and convey unto TED L. WERBIN, unmarried, hereinafter called the Grantee, his heirs and assigns, a certain condominium apartment in Davidson County, Tennessee, described as follows, to-wit:

Being Unit No. 159 of BELLE MEADE HIGHLANDS CONDOMINIUM, as created under Title 66, Chapter 27, Sections 101 et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed establishing Belle Meade Highlands Condominium, of record in Book 7091, page 302, Register's Office for Davidson County, Tennessee, together with the undivided percentage interests in the common elements appurtenant to said unit as set forth in Exhibit A-1 of the Master Deed. Reference is hereby made to the plat of Belle Meade Highlands Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete description and identification of said unit.

Being part of the same property conveyed to H M Properties Inc., a Tennessee corporation, by deed from Metropolitan Federal Savings and Loan Association, a federally chartered savings and loan association, of record in Book 8075, page 131, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Sanitary sewers and/or storm drainage easement and a 10-foot temporary construction easement conveyed by deed from James M. Fischer Jr., to Metropolitan Government of Nashville and Davidson County, Tennessee, dated April 19, 1974, of record in Book 4816, page 427, and corrected in Book 4881, page 710, Register's Office for said County.

2. Matters contained in the Master Deed establishing a Horizontal Property Regime of Belle Meade Highlands Condominium of record in Book 7091, page 302, Register's Office for said County, and the By-Laws and Site Plan appended thereto.

This is improved property known as J-159, 21 Vaughn's Gap Road, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

Grantor does hereby covenant with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, has a good right to convey it, and the same is unencumbered except as otherwise set out herein. Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said real estate to the said Grantee, his 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 31st day of December, 1990.

H M PROPERTIES, INC.

by: Russ Chandler
Russ Chandler, Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Russ Chandler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Vice President of H M Properties, Inc., the within named bargainor, a corporation, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

Witness my hand and seal, at office, this 31st of December, 1990.

Notary Public

My commission expires: _____

My Commission Expires Nov. 21, 1993

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A F F I D A V I T

I do hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $39,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

David Perkins
Affiant

Sworn to and subscribed before me this 31st day of December, 1990.

Notary Public

My commission expires:

q/bm-wd159

My Commission Expires Nov. 21, 1992

1864 01/02 0101 03CHECK 141.67

82897

IDENTIF. REFERENCE

JAN 2 10 05 AM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

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 39900.00
CON TX 131.67
PRFEE 1.00
WDEED 9.00
TOTAL 141.67
CHECK 141.67

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/02/91 01 10:04 0001 1864

62897

IDENTIF. REFERENCE

JAN 2 10 05 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 385781