BOOK 8303 PAGE 709

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 79,700.00

Elynor C. Rooney
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th DAY OF February, 19 91

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

My Commission Expires Nov. 21, 1992

THIS INSTRUMENT WAS PREPARED BY
STEVEN G. WATERS - 511 WEST END AVE., SUITE 545 - NASHVILLE, TN 37203

NAME AND ADDRESS OF NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBER
Elynor C. Rooney	First Republic Mortgage	129-11-A-201
NAME	NAME	
201 Cana Circle	6012 Wilmington Pike	9DZ 12621
STREET ADDRESS OR RFD NUMBER	STREET ADDRESS	
Nashville, TN 37205	Dayton, Ohio 45459	
CITY STATE ZIP	CITY STATE ZIP	

FOR AND 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 Estate of Monroe Carell, Monroe J. Carell, Jr. and James W. Carell
Co-Administrators and Devisees

HEREINAFTER CALLED THE GRANTORS HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Elynor C. Rooney, 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 Apartment in Davidson County, Tennessee, being Unit No. 201 on the plan of Phase I-A of Lot No. 2, The Cloister at Saint Henry, of record in Book 5200, page 529, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Monroe Carell, unmarried, by sublease and conveyance of condominium apartment from St. Henry's Property Development, Inc., of record in Book 6110, page 855, Register's Office for Davidson County, Tennessee, the said Monroe Carell having since died on July 7, 1990. Last Will and Testament of Monroe Carell, Docket No. 95692, Probate Court for Davidson County, Tennessee, names Monroe J. Carell, Jr. and James W. Carell as Co-Administrators and Devisees of the estate.

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 6042, page 602, Book 6071, page 149, Book 6519, page 187 and Book 6237, page 660, said Register's Office.

Grantee understands that Grantor is not conveying the real estate in fee simple and this conveyance is both a sublease by Grantor to Grantee of the above described condominium apartment for the full term of Grantors Ground Lease and any extension thereof, and a conveyance by Grantor of all right, title and interest of the Grantor in the described condominium apartment. By acceptance of this conveyance, Grantee agrees to assume jointly with The Cloister Owner's Association all obligations of the Grantor under Grantors Ground Lease, including payment of all real estate taxes assessed against both land and buildings.

(unimproved) (improved) (XX) property known as 201 Cana Circle, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land with its 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 unincumbered 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 26th day of February 19 91

Monroe J. Carell, Jr.
Co-Administrator & Devisee

James W. Carell
Co-Administrator & Devisee

ADDRESS NEW OWNER(S)

Mail Tax Notices to: Elynor C. Rooney at the following address
201 Cana Circle
Nashville, TN 37205

Send Instrument When Recorded To:

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me the undersigned a Notary Public in and for the said County and State the within named Monroe J. Carell, Jr.

the Bargainor with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand at office in Nashville Tennessee this 27 day of February 19 91

Commission expires May 22, 1993

Joan Rockl
Notary Public

STATE OF TENNESSEE
COUNTY OF

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 their several oaths acknowledged themselves and respectively that the within named Bargainor and corporation, and that they as such executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by themselves as such

Witness my hand at office in this day of

Notary Public

0968 03/05 0101 03CHECK 270.01

WARRANTY DEED

FROM

Estate of Monroe Carell

TO

Elynor C. Rooney, unmarried

RETURN TO:

Hallmark Title Company
3401 West End Ave Suite 45
Nashville TN 37203

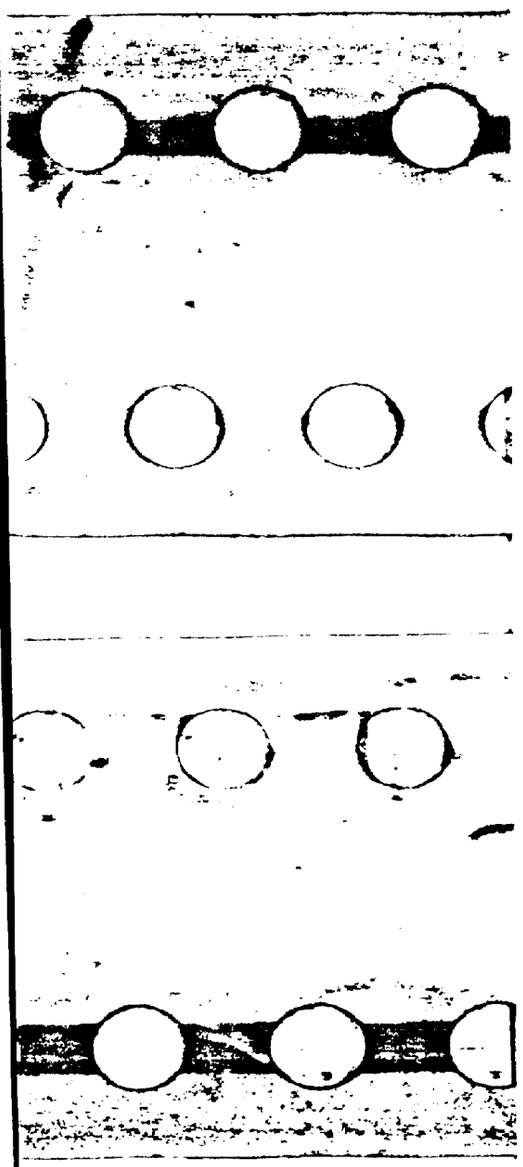
STERLING WATERS
Attorney at Law

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James W. Carell, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28th day of February, 1991.

My Commission Expires: May 22, 1993

Joan Rockl
Notary Public



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK S303 PAGE 711

CO	CONVEYANCE	CC	CERTIFIED COPY	MISC	MISCELLANEOUS
MG	MORTGAGE	RE	RELEASE	CO TAX	STATE TAX CONVEY
WE	WARRANTY DEED	UCC	UNIFORM COMMERCIAL CODE	MG TAX	STATE TAX MORT
TD	TRUST DEED			PRFEE	PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	79700.00
CON TX	263.01
PRFEE	1.00
WDEED	6.00
TOTAL	270.01
CHECK	270.01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03.95791 01 09:46 0001 0968

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IDENTIF. REFERENCE

DAVIDSON COUNTY

No. 401798