FILE IN BOX #14

FORM NO. WD-1

G#7013-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 78,797.56

Deborah D. Milligan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF March, 1991.

Notary Public

MY COMMISSION EXPIRES: November 10, 1991
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DENNEY, LACKEY & CHERNAU, 424 Church Street, Suite 1350, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS
DEBORAH D. MILLIGAN (NAME)	DOMINION BANKSHARES MTG. CORP. (NAME)	MAP 117-07-0-B
3164 Hillsboro Road, Unit #201 (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 12701 (STREET ADDRESS)	PARCEL 201CO
Nashville, TN 37215 (CITY) (STATE) (P. O. ZIP)	Roanoke, VA 24027-2701 (CITY) (STATE) (ZIP)	FB#: 7DA-90464

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, JEFFREY J. ZANDER AND WIFE, ELISHA GOLDEN ZANDER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DEBORAH D. MILLIGAN

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 together with Storage Room S-2 and Parking Space No. E on the Plan of Claridge, of record in Book 5800, Page 63, 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 Jeffrey J. Zander, a single person, by Deed from Timothy L. Thompson and wife, Tracy N. Thompson, of record in Book 8034, Page 108, Register's Office for Davidson County, Tennessee. The said Jeffrey J. Zander having since married.

THIS conveyance is subject to Master Deed of The Claridge Homeowners' Association, of record in Book 5896, Page 607, said Register's Office; By-Laws of record in Book 5896, Page 639, said Register's Office; easements and setback lines as set forth on the above plan of record; the premises herein conveyed is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Claridge; and taxes for the current year which have been prorated and assumed by the Grantee herein.

(continued on back)

This is ( ) unimproved (XX) improved property, known as 3164 Hillsboro Road, Unit #201, Nashville, TN 37215
(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 their hands this 20th day of March, 1991

Jeffrey J. Zander
JEFFREY J. ZANDER

Elisha Golden Zander
ELISHA GOLDEN ZANDER

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JEFFREY J. ZANDER AND WIFE, ELISHA GOLDEN ZANDER,

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

Witness my hand and official seal at Nashville, Tennessee, this 20th day of March, 1991.

Notary Public

Commission Expires ~~November 10, 1991~~

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 _____

WARRANTY DEED

FROM JEFFREY J. ZANDER

TO DEBORAH D. MILLIGAN

IDENTIFICATION REFERENCE

5886 03/22 0101 03CHECK 267.04

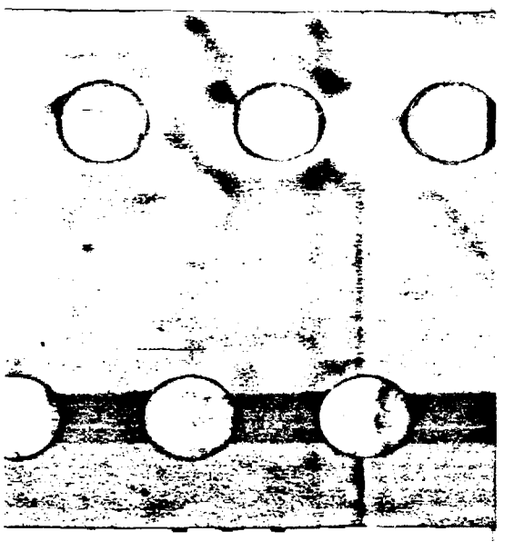
Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

(continuation from front)

AS part of the above consideration, the Grantee herein assumes and agrees to pay the unpaid balance owing on a certain Note executed by the Grantor herein to Atlantic Coast Mortgage Company (now held by Dominion Bankshares Mortgage Corporation), in the original principal amount of $74,350.00, of record in Book 8034, Page 111, Register's Office for Davidson County, Tennessee.

ELISHA Golden Zander, wife of the above named Jeffrey J. Zander, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.





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 78797.56
CON TX 260.04
PRFEE 1.00
WDEED 6.00
TOTAL 267.04
CHECK 267.04

03/22/91 01 14:42 0001 5886

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01175

IDENTIF. REFERENCE

MAR 22 2 11 PM '91

DAVIDSON COUNTY

No. 406632