Prepared By:
JOHN W. STAPP, IV
MANIER, HEROD, HOLLABAUGH & SMITH
2200 One Nashville Place
150 Fourth Avenue North
Nashville, Tennessee 37219

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO.
Mary W. Francis	Mary W. Francis	Map 117-7-J
2035 Lombardy	137 Hillsboro Place	Parcel 11
Nashville, TN 37215	Nashville, TN 37215	

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER IS $60,000.00

Mary Carol W. Francis

Sworn and subscribed to before me this May 29 1991.

My Commission Expires June 8, 1994

Stephanie R. Smith
Notary Public

STEPHANIE R. SMITH NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

FOR AND IN CONSIDERATION of the sum of TEN and no/100 ($10.00) DOLLARS, the receipt and sufficiency of which is hereby acknowledged, **NANCY LEE WELCH**, a single woman, ("Grantor"), has this date bargained and sold, and does hereby sell, transfer and convey all of her undivided one-half interest in and to the within described property, unto **MARY W. FRANCIS**, ("Grantee"), Grantees' heirs and assigns, all Grantor's right, title and interest in the following described tract of land situated in Davidson County, Tennessee, to-wit:

BEING Unit No. 2035 of the Kingsbridge Condominiums, a horizontal property regime established pursuant to the provisions of the Tennessee Horizontal Property Act (Tennessee Code Annotated Sections 66-27-101 through 66-27-123; herein referred to as the "Act") and the provisions of the Master Deed for the Kingsbridge Condominiums of record in Book 7105, Page 777, as amended in Book 7457, Page 15, Register's Office for Davidson County, Tennessee, including without limitation the by-laws appended thereto of record in Book 7105, Page 804, said Register's Office (collectively the "Master Deed"), to which Master Deed reference is here made for a more complete and accurate description of said Unit;

TOGETHER with the undivided percentage interest in the Common Elements (as defined in the Master Deed) appertaining to said Unit and all other rights, powers, privileges and interests appertaining to said Unit pursuant to the Master Deed;

BEING part of the same property conveyed to Mary W. Francis, and Nancy Lee Welch by deed of record in Book 8362, Page 927, Register's Office of Davidson County, Tennessee

This is improved property known as 2035 Lombardy Avenue, Nashville, Tennessee 37215. (Map 117-7-J, Parcel 11)

FURTHER, THIS CONVEYANCE IS GIVEN SUBJECT TO:

A. Taxes for the year 1991 which are a lien not yet due and payable.

B. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of T.C.A. § 67-5-603 et. seq.

C. Storm Water Detention Agreement being of record in Book 6763, Page 357, Register's Office of Davidson County, Tennessee.

D. Restrictive covenants contained in instrument of record in Book 1109, Page 353, amended in Book 1133, Page 85, said Register's Office.

E. Perpetual easement for utility installation and maintenance reserved in instrument dated April 5, 1939, of record in Book 1108, Page 76, and in Book 1109, Page 353, Register's Office of Davidson County, Tennessee.

F. The Plan of Record in Book 974, Page 92, and in Book 7105, Page 849 (being a part of Book 7105, Page 777), Register's Office of Davidson County, Tennessee.

G. The premises herein described 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, as amended, 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 interests 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 buildings 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 Kingsbridge Condominiums, of record in Book 7105, Page 777, amended in Book 7457, Page 15, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto of record in Book 7105, Page 804, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the above described real estate together with all improvements situated thereon and appurtenances thereunto belonging unto the said Grantee and Grantee's heirs and assigns, in fee simple forever.

I COVENANT with the said Grantee that I am lawfully seized and possessed of the above described real estate, that I have good and lawful right to sell and convey the same and that the same is unencumbered except as provided herein, and I bind myself and my

heirs and representatives to forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

WITNESS my hand this 29 day of May, 1991.

Nancy Lee Welch
NANCY LEE WELCH

STATE OF TENNESSEE)
) ss
COUNTY OF DAVIDSON)

Personally appeared before me Stephanie R. Smith, a Notary Public of this County, NANCY LEE WELCH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of May, 1991.

AFFIX SEAL HERE:

STEPHANIE R. SMITH NOTARY PUBLIC AT LARGE

Stephanie R. Smith
Notary Public
My Commission Expires:
June 8, 1994

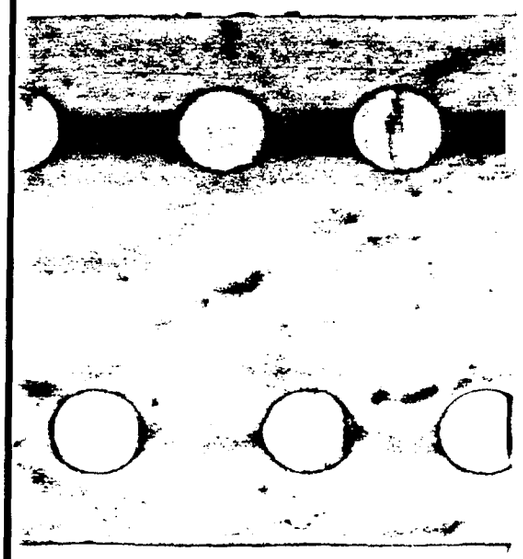
The description contained in this Deed is the same description as in the previous deed of record.

(re\Francis.wty)

18284

RECEIVED FOR RECORD
MAY 31 9 17 AM '91

050 05/31 0101 03CHECK 208.00



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8362 PAGE 933

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 60000.00
CON TX 198.00
PRFEE 1.00
WDEED 9.00
TOTAL 208.00
CHECK 208.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/31/91 01 09:19 0001 6750

18284

IDENTIFICATION

MAY 31 9 17 AM '91

No. 426302