BOOK 8368 PAGE 838

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $52,279.67

Connie Shirley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4th DAY OF June 1991

Patricia Nicholls
Notary Public

MY COMMISSION EXPIRES 7/24/93

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
RICHARD A. NORTHCUTT - 25 CENTURY BLVD., SUITE 202 - NASHVILLE, TN 37214

NAME AND ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Ghana Partners (NAME)	Carteret Savings Bank (NAME)	MAP 96
P. O. Box 70036 (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 419 (STREET ADDRESS)	11-0-A
Nashville, TN 37207 (CITY) (STATE) (P.O. ZIP)	Clearwater, FL 34617-0419 (CITY) (STATE) (ZIP)	PAR 22CO

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, Mary Ellen Lewis, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tonya Thompson and LIP Management, Inc., d/b/a Ghana Partners

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

BEING Unit No. C-6 of Hickory Place Condominiums created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, from Frank C. Batson and wife Judy W. Batson, of record in Book 6472, Page 435, and re-recorded in Book 6476, Page 663, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the plat of Hickory Place Condominiums set forth as Exhibit "A" of said Master Deed, for a more complete identification and description of such Unit.

BEING the same property conveyed to Mary Ellen Lewis by deed from Frank C. Batson and wife Judy W. Batson of record in Book 6834, Page 709, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Master Deed and By-Laws, of record in Book 6472, Page 435, and re-recorded in Book 6476, Page 663, and amended in Book 6654, Page 910, and Book 6759, Page 533, said Register's Office.

This conveyance is subject to an Easement of record in Book 6391, Page 482, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Frank C. Batson and wife Judy W. Batson and Mary Ellen Lewis, to Jess Hay, Trustee, for The Lomas & Nettleton Company, dated May 16, 1985, and filed for record in Book 6562, Page

( ) unimproved ( ) improved (XX) property, known as 420 Stewarts Ferry Pike, 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 heir 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 my hand this 4th day of June, 19 91

Mary Ellen Lewis

2029 8 JUN 7 8 26 AM '91

RECORDER'S MEMO
Legibility of Writing, Typing or Printing in this Document Unsatisfactory When Received.

STATE OF Florida
COUNTY OF Pinellas.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Ellen Lewis, unmarried

(or proved to me on the basis of satisfactory evidence) the bargainor, with whom I am personally acquainted/and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Clearwater, Florida, this 4th day of June, 19 91.

Commission expires Notary Public, State of Florida My Commission Expires Oct. 24, 1992 Bonded Thru Troy Fain-Insurance Inc.

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public in and for the State and County aforesaid, personally appeared and with whom I am personally acquainted/and who (or proved to me on the basis of satisfactory evidence) upon (his oath / himself / their several oaths) acknowledged (themselves) to be the and respectively of the the within named bargainor, and corporation, and that (he) as such (they) and being authorized so to do, execute 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.

Witness my hand and official seal at office at on this the day of 19

My commission expires

Notary Public

1522 06/07 0101 03CHECK 179.52

WARRANTY DEED

FROM Mary Ellen Lewis

TO Ghana Partners

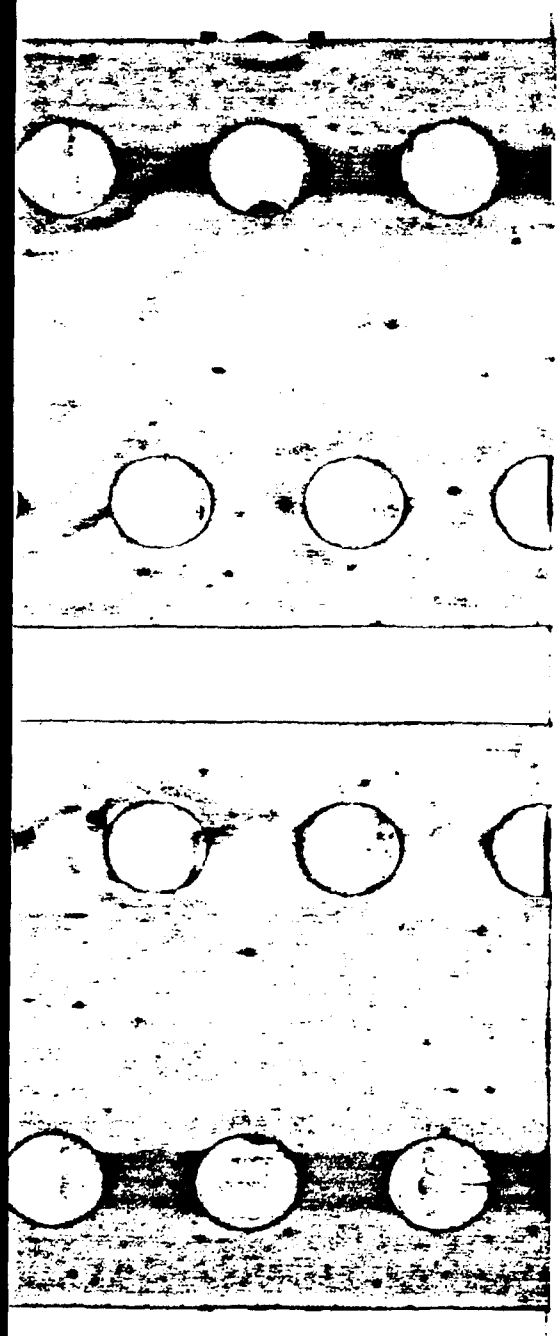
RETURN TO:
METROPOLITAN ESCROW, INC.
25 Century Blvd., Suite 202
Nashville, TN 37214

RICHARD A. NORTHCUTT
ATTORNEY-AT-LAW
25 Century Blvd., Suite 202
Nashville, TN 37214

CONTINUATION OF LEGAL DESCRIPTION

419, Register's Office for said County, with an unpaid principal amount of approximately $ 52,279.67, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

This conveyance is subject to a Charter of Hickory Place Homeowners Association of record in Book 6472, Page 429, Register's Office for said County.



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8368 PAGE 840

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 52279.67
CON TX 172.52
PRFEE 1.00
WDEED 6.00
TOTAL 179.52
CHECK 179.52

06/07/91 01 08:27 0001 1522

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

20258

REGISTER'S OFFICE
JUN 7 8 26 AM '91

No. 428592