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PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (cb) (Title No: 30884)
Dav. Co. File: Box 8

PERCY WILKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 50,000.00

Affiant

Sworn and subscribed before me this 12th day of June, 1991.

Notary Public

My Comm. Expires: 9/24/92

ADDRESS NEW OWNER:
P. K. Geevarghese
2135 Acklen Avenue, L 3
Nashville, TN 37212

MORTGAGEE:
NONE

MAP-PARCEL NUMBERS
24W-15299, 104-11-L-3

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Joseph V. Simone and spouse, Patricia Ann Simone,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **P. K. Geevarghese and spouse, Grace Geevarghese,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 3 on the plan of Lexington Square Condominiums, of record in Book 6250, page 340 and 341 and as setforeth in Exhibit "C" to the Master Deed and By Laws of record in Book 6623, page 387, Register's Office for said County and to which plan and exhibit are incorporated herein and made a part hereof by reference.

BEING the same property conveyed to Joseph V. Simone and wife, Patricia Ann Simone by quitclaim deed from Patricia Marie Simone and husband Robert Schreiner of record in Book 8178, page 606, Register's Office fo Davidson County, Tennessee.

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 6523, Page 340, said Register's Office, and to the matters set forth in the referenced Condominium Plan of record.

221 43

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3724 06/13 0101 03CHECK 172.00

This is improved property, known as: 2135 Acklen Avenue, L 3, Nashville, TN 37212

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

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this _____ day of June, 1991.

Joseph V. Simone

Patricia Ann Simone

Joseph V. Simone **Patricia Ann Simone**

State of Tennessee
County of Shelby

On this 11th day of June, 1991, before me the undersigned authority, personally appeared Joseph V. Simone and Patricia Ann Simone, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

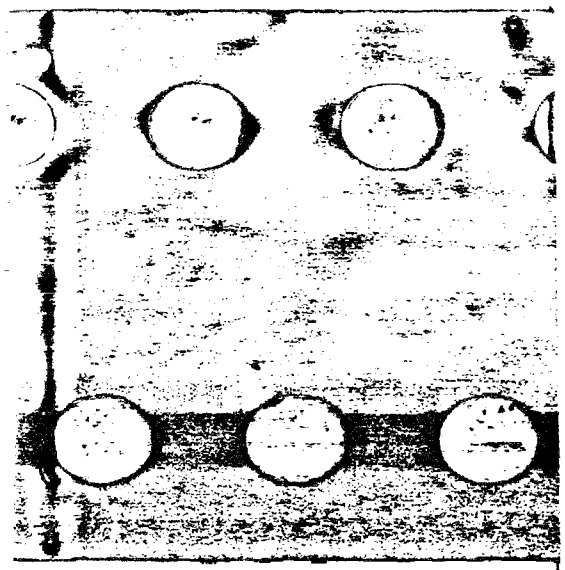
NOTARY PUBLIC SHELBY CO., TENN.

My Commission Expires May 24, 1994

Notary Public

My Commission Expires: _____





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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT	50000.00
CON TX	165.00
PRFEE	1.00
MISC	6.00
ERR	CO
TDEED	6.00-
WDEED	6.00
TOTAL	172.00
CHECK	172.00

06/13/91 01 15:19 0001 3724

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No. 430772