Box 23

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File No: 8480-5

Address New Owner:	Send Tax Bills To:	Map/Parcel
Arthur R. Signoracci, Jr.	FLEET FUNDING	Map 96-11A
301 HICKORY PLACE	P.O. BOX 100537	Parcel 43
NASHVILLE, TN 37214	FLORENCE, SC 29501-0537	

WARRANTY DEED

FOR AND IN CONSIDERATION 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, MICHAEL PAUL LENOX and wife, DIANE LYNN LENOX, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto ARTHUR RALPH SIGNORACCI, JR., unmarried, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land in in Davidson County, Tennessee, being Unit No. E10 (a condominium apartment) on the plan of condominium site (subdivision) of Hickory Place Condominiums (Section I), according to the Master Deed being of record in Book 6472, page 435, as re-recorded in Book 6476, page 663, as amended in Book 6654, page 910, as corrected in Book 6759, page 533, Register's Office for Davidson County, Tennessee, and more particularly described in (Plat) Book 6250, page 795, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description, and record thereof are incorporated herein and made a part hereof by reference.

BEING THE SAME property conveyed to Michael Paul Lenox and wife, Diane Lynn Lenox, by deed from Jack Kemp, Secretary of Housing and Urban Development, of Washington D.C., of record in Book 7971, Page 162, said Register's Office. Michael Paul Lenox and Michael P. Lenox is one and the same person; Diane Lynn Lenox and Diane L. Lenox is one and the same person.

THIS PROPERTY IS conveyed subject to the Plan of record in Book 6250, page 795, said Register's Office; Master Deed, By-Laws and Exhibits which contain conditions, covenants, restrictions, reservations, easements liens and other matters of record in Book 6472, page 435, as re-recorded in Book 6476, page 663, as amended in Book 6654, page 910, as corrected in Book 6759, page 533, said Register's Office; Homeowner's Association Articles of Incorporation of record in Book 6472, Page 429, said Register's Office; the existing Deed of Trust assumed by the Grantee; and to all applicable local government planning, building and zoning regulations.

THIS IS improved property known as 301 Hickory Place (Hickory Place Condominiums), Nashville, Tennessee 37214. Possession is to be given July 15, 1991.

IT IS AGREED and understood that the above-named Grantee hereby expressly assumes and agrees to pay the remaining unpaid balance of a deed of trust of record in Book 7971, Page 165, said Register's Office, the indebtedness secured thereby and under the terms of the instruments creating said loan.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said ARTHUR RALPH SIGNORACCI, JR. unmarried, his heirs and assigns, forever.

AND GRANTORS COVENANT that they are lawfully seized and possessed of said real estate, in fee simple, that they have a good and valid right to convey it and that the same is unencumbered unless otherwise herein set out.

AND GRANTORS DO further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

WHENEVER 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 hands on this 11TH day of July, 1991.

Michael Paul Lenox
MICHAEL PAUL LENOX

Diane Lynn Lenox
DIANE LYNN LENOX

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is ~~$55,000.00.~~ $54,740.73.

x Arthur Ralph Signoracci Jr.
AFFIANT

Sworn to and subscribed before me this 11TH day of July, 1991.

NOTARY PUBLIC

My commission expires: 5/22/93.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned. a Notary Public in and for said County and State, the within named Michael Paul Lenox and wife, Diane Lynn Lenox, 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 Brentwood, Tennessee, this 11TH day of July, 1991.

NOTARY PUBLIC

My commission expires: 5/22/93.

Prepared By:
David Coleman, Attorney
9000 E. Church St. B-102
Brentwood, TN 37027

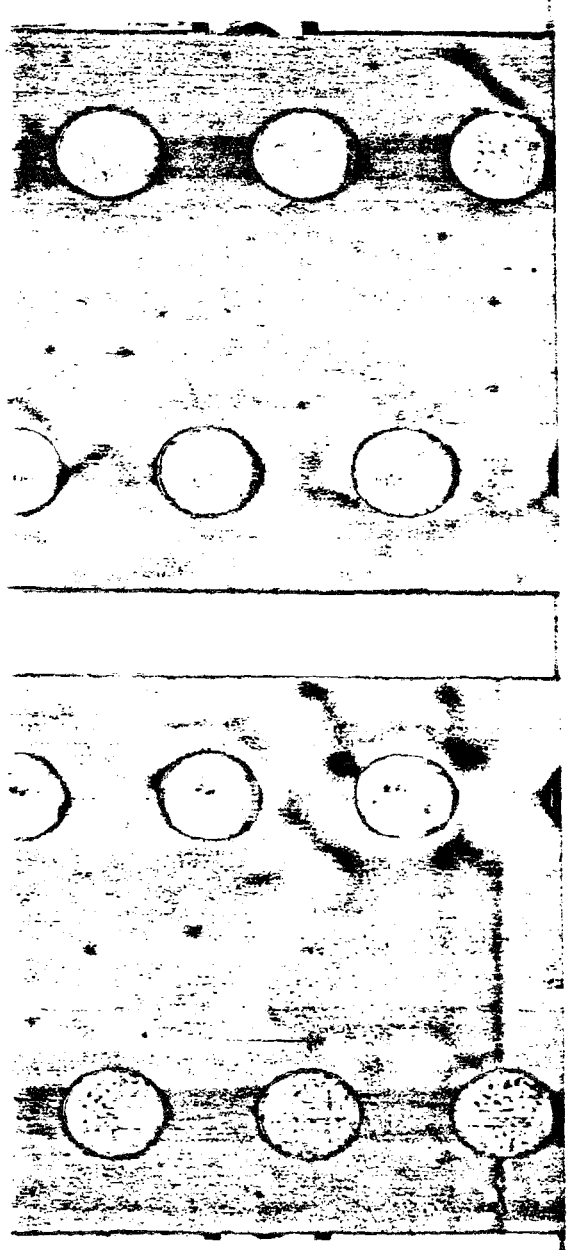
3015.3

IDENTIFICATION REFERENCE

Jul 12 8 10 AM '91

FELIX Z WILSON TR REGISTER
DAVIDSON COUNTY, TN

0895 07/12 0101 03CHECK 209.39



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	54780.73
			CON TX	202.39
			PRFEE	1.00
			WDEED	6.00
			TOTAL	209.39
			CHECK	209.39
07/12/91	01	08:20	0001	0895

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3015.3.

IDENTIFICATION REFERENCE

Jul 12 8 19 AM '91

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 439920