27-B

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Rhonda L. Zollars	Sovran Mortgage Corp.	Map and Parcel
734 Kent Road	ATTN: Tax Department	096-09-0 A
Nashville, TN 37214	1512 Willow Lawn Drive	734.00 CO
	Richmond, VA 23230	

This instrument prepared by: Cindy S. Smith, Attorney at Law, 2605 Elm Hill Pike, Suite C, Nashville, TN 37214 (Box 27-Bottom)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 (10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Kent Development Corporation, a Tennessee Corporation,** (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Rhonda L. Zollars, a single person,** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows to wit:

> Land in Davidson County, Tennessee, being Unit No. 734, on the Plan of Emery Place Condominiums, of record in Book 6250, Page 719, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being part of the same property conveyed to Kent Development Corporation, a Tennessee, by deed from E.B. Smith, Jr., a single man, of record in Book 6715, Page 73, said Register's Office.
>
> This is improved property commonly known as 734 Kent Road, Nashville, Tennessee 37214.

CONVEYANCE OF SUCH PROPERTY IS MADE EXPRESSLY SUBJECT TO THE FOLLOWING: (1) The Plan of record in Book 6250, Pages 719, said Register's Office and all matters therein; (2) Property Tax Lien for the current year, said taxes being prorated and payment of same assumed by the Grantees; (3) Restrictive Covenants of record in Book 6715, Page 96, said Register's Office; (4) Easement of record in book 6342, Page 521, said Register's Office; (5) Storm Water detention Agreement of record in Book 6623, page 109, said Register's Office; (6) Amendments to Covenants, Conditions and Restrictions of Emery Place of record in Book 6783, Page 205 and in Book 6845, Page 515, said Register's Office; (7) Conveyance of Common Areas to Emery Place Homeowners Association of record in Book 6887, Page 730, and in Book 6947, Page 944, said Register's Office; (8) The premises herein granted 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 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, liens, assessments and other matters contained in the Master Deed and Restrictions as of record in Book 6715, Page 96; Book 6783, Page 205; Book 6845, Page 515, as amended from time to time all in the Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is $60,000.00.

Rhonda L. Zollars
Affiant

Subscribed and sworn to before me this 9th day of October, 1991.

Cindy S. Smith
Notary Public)
My Commission Expires 1-23-94

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural, the plural shall include the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 9th day of October, 1991.

KENT DEVELOPMENT CORPORATION

BY: X Howard W. Anderson

1647 10/10 0101 03CHECK 229.00

Name: Howard W. Anderson
Title: Secretary

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned authority, a notary public in and for said county and state, personally appeared Howard W. Anderson with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who upon oath acknowledged himself to be the Secretary of KENT DEVELOPMENT CORPORATION, A TENNESSEE CORPORATION, the within named bargainor, a corporation, and that he as such Secretary, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Secretary.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of October, 1991.

Cindy S. Smith
Notary Public
My Commission Expires: 7-23-94

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

53299

IDENTIFICATION REFERENCE

OCT 10 9 15 AM '91

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8461 PAGE 329

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 60000.00
CON TX 222.00
PRFEE 1.00
WDEED 6.00
TOTAL 229.00
CHECK 229.00

10/10/91 01 09:17 0001 1647

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

53299

IDENTIFICATION

OCT 10 9 15 AM '91

No. 466434