FORM NO. WD-1

BOOK 8540 PAGE 980

FILE BOX 9

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Suzanne R. McGugin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF January 1992.

John V. Adams
Notary Public

MY COMMISSION EXPIRES: 5/28/95
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John V. Adams, Attorney
3813 Cleghorn Ave., Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Suzanne R. McGugin (NAME)	New Owner (NAME)	MAP 116-3
4505 Harding Road, #130 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL B130
Nashville, TN (CITY) (STATE) (P. O ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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~~ I, Mary E. Bramham, a widow who has not remarried,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Suzanne R. McGugin,

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:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 130, on the Plan of Royal Oaks Apartments, Condominium Apartments, of record in Book 5200, page 45, Register's Office for said County, which plan and record thereof are incorporated herin and made a part hereof by reference.

Being the same property conveyed to Calvin R. Bramham and wife, Mary E. Bramham by deed from E. Ron Calahan and wife, Diane R. Calahan of record in Book 6281, page 430, Register's Office for Davidson County, Tennessee. The said Calvin R. Bramham has since died.

The execution of this deed by Mary E. Bramham is effected by the signature of her Attorney-In-Fact, Paul Freeman Tinkle, pursuant to the Durable Power of Attorney recorded in said Register's Office immediately prior to the recording hereof.

This conveyance is made subject to (a) property taxes for 1992 for which Grantee will be responsible, and (b) the matters set forth on said plan of record and the condominium documents in connection therewith.

8097.9

IDENTIFICATION REFERENCE

FEB 3 9 54 AM '92

DAVIDSON COUNTY

This is unimproved ( ) unimproved property, known as (XX) improved property, known as 4505 Harding Road, Unit 130, Nashville, Tennessee 37205
(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 heirs 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 30th day of January, 1992

Mary Elizabeth Bramham By Paul Freeman Tinkle pa
Mary E. Bramham

By: Paul Freeman Tinkle 1/30/92
Paul Freeman Tinkle, Attorney-In-Fact

STATE OF TENNESSEE
Davidson County

BOOK 8540 PAGE 981

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor___, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19___

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____

and _____ with whom I am personally acquainted and who
(his oath) (himself)
upon (their several oaths) acknowledged (themselves) to be the _____

and _____ respectively of the _____

the within named bargainor, a corporation, and that (he) as such _____
(they)
and _____, being authorized so to do, executed 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

WARRANTY DEED

FROM
Mary E. Bramham

TO
Suzanne R. McGugin

Prepared By:
John V. Adams, Attorney
3813 Cleghorn Ave.
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul Freeman Tinkle known to me (or proved to me on the basis of satsifactory evidence) to be the person who executed the foregoing instrument in behalf of Mary E. Bramham who acknowledged that he executed the same as the free act and deed of said Mary E. Bramham.

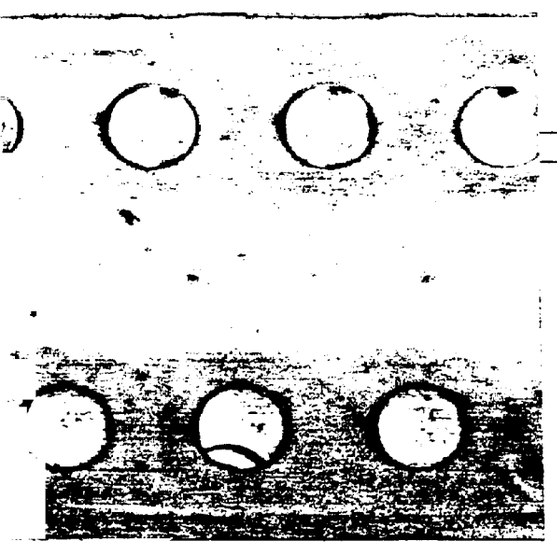
Witness my hand and official seal at Nashville, Tennessee this 30th day of January, 1992.

COMMISSION EXPIRES:
5/28/95

John V. Adams
John V. Adams NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE





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 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 85000.00
CON TX 314.50
PRFEE 1.00
WDEED 6.00
TOTAL 321.50
CHECK 321.50

02/03/82 01 09:54 0001 7570

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

80979

IDENTIFICATION REFERENCE

FEB 3 9 54 AM '82

DAVIDSON COUNTY, TN

No. 498200