WARRANTY DEED

THIS INSTRUMENT PREPARED BY

BOOK 8635 PAGE 811

Gerald G. Patterson, Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ELAINE M. BOWERS (NAME)	NATIONSBANC MORTGAGE CORPORATION (NAME)	Map 104-11-G
2139 Acklen Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 630005 (STREET ADDRESS)	Parcel 7
Nashville, Tennessee 37212 (CITY) (STATE) (P. O. ZIP)	Dallas, Texas 75263-0005 (CITY) (STATE) (ZIP)	F.B. #24W15282

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, DONALD TOPPING WEED AND ANNE TOPPING WEED, BOTH MARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ELAINE M. BOWERS, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Unit 7 on the Plan of Acklen Place Condominiums of record in Plat Book 6250, page 450, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Acklen Place, a horizontal property regime established by Master Deed of record in Book 6561, page 954, said Register's Office.

Being the same property conveyed to Donald Topping Weed and mother, Anne Topping Weed by deed from Haury & Smith Contractors, Inc. of record in Book 6653, page 101, said Register's Office.

This conveyance is subject to: (1) 1992 taxes, which have been prorated and assumed by the Grantee herein; (2) Covenants, Conditions, Restrictions and Agreements of record in Book 6561, page 954; and (3) All matters appearing on the Plan of record in Plat Book 6250, page 450, said Register's Office.

Kirsten Nielsen Weed and Joseph Dunning Weed, Jr., spouses of Donald Topping Weed and Anne Topping Weed, respectively, join in the execution of this instrument for the purpose of conveying any interest they may have in the subject property by virtue of their marriages to the said Donald Topping Weed and Anne Topping Weed.

I 3802

IDENTIF. TREFERENCE

MAY 28 10 27 AM '92

FELIX A. ... DAVIDSON COUNTY TN.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

unimproved ( )
This is improved(XX) property, known as 2139 Acklen Avenue, Nashville, Tennessee 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 22nd day of May, 1992

Donald Topping Weed by Elizabeth Carothers Weaver, attorney-in-fact
DONALD TOPPING WEED
By: Elizabeth Carothers Weaver, Atty.-in-Fact for Donald Topping Weed by Power of Attorney* recorded simultaneously herewith.

Anne Topping Weed by Elizabeth Carothers Weaver, attorney-in-fact
ANNE TOPPING WEED
By: Elizabeth Carothers Weaver, Atty.-in-Fact for Anne Topping Weed by Power of Attorney recorded simultaneously herewith.

Kirsten Nielsen Weed by Elizabeth Carothers Weaver, attorney-in-fact
KIRSTEN NIELSEN WEED
By: Elizabeth Carothers Weaver, Atty.-in-Fact for Kirsten Nielsen Weed by Power of Attorney recorded simultaneously herewith.

Joseph Dunning Weed, Jr. by Elizabeth Carothers Weaver, attorney-in-fact
JOSEPH DUNNING WEED, JR.
By: Elizabeth Carothers Weaver, Atty.-in-Fact for Joseph Dunning Weed, Jr. by Power of Attorney recorded simultaneously herewith.

STATE OF TENNESSEE
COUNTY OF _____

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

_____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand at office, this _____ day of _____, 19 _____.

My commission expires _____ Notary Public _____

STATE OF _____
COUNTY OF _____

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

_____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19_____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELIZABETH CAROTHERS WEAVER, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact of DONALD TOPPING WEED, ANNE TOPPING WEED, KIRSTEN NIELSEN WEED and JOSEPH DUNNING WEED, JR., and is authorized by them to execute this instrument on their behalf.

Witness my hand, at Office, this 22nd day of May, 1992.

My commission expires: March 25, 1995

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson County

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF May, 19 92.

MY COMMISSION EXPIRES: March 25, 1995
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

DONALD TOPPING WEED AND ANNE TOPPING WEED, BOTH MARRIED

TO

ELAINE M. POWERS, UNMARRIED

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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

RECEIVED OF _____

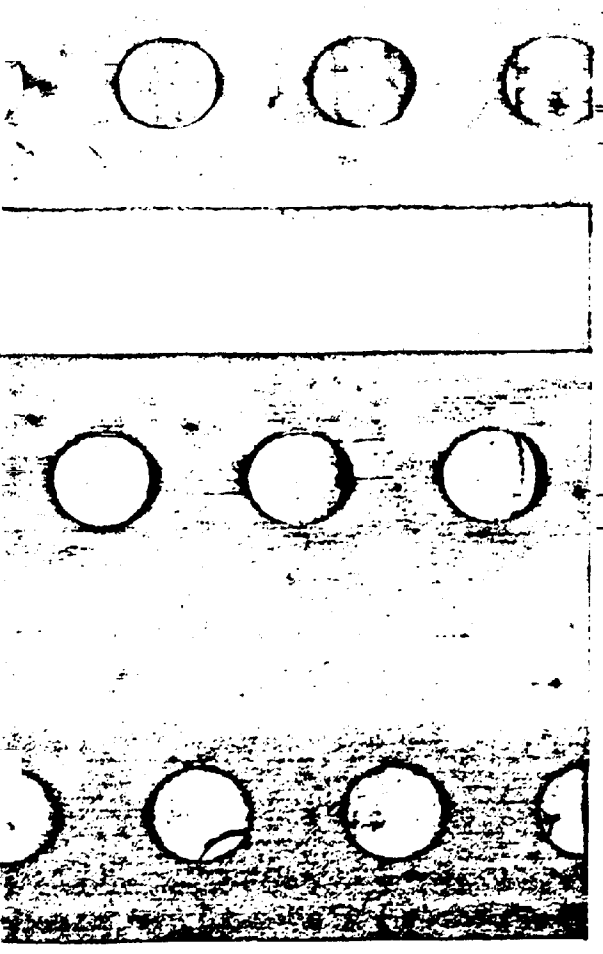
FOR _____

BOOK 8635 PAGE 813

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	69500.00
			CON TX	257.15
			PRFEE	1.00
			WDEED	6.00
			TOTAL	264.15
			CHECK	264.15
05/28/92	01		10:26 0001	0736

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



13802

IDENTIF. REFERENCE

MAY 28 10 27 AM '92

FELIX Z. WILSON
DAVIDSON COUNTY TN.

No. 534885