Box 17

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THIS INSTRUMENT WAS PREPARED BY:
COOMER AND JENKINS, ATTORNEYS AT LAW
Suite 230 - 392 Harding Place, Nashville, TN 37211

WARRANTY DEED

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
Barbara Lynn Penrod	Bowest Corporation	Map 108-07-0-A
3017 Casa Drive	P.O. Box 85101	Parcel 11
Nashville, TN 37214	San Diego, CA 92186-5101	3D89186

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged;

I, Gwendolyn W. Boyd, unmarried,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

Barbara Lynn Penrod

hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

A certain Condominium Unit and Lot in Davidson County, Tennessee, described as follows: Lot No. 36, Unit No. 11, in a Horizontal Property Regime as shown on the Condominium Site Plan of Phase I of Sections One and Two, Patio Villa, as of record in Plat Book 5800, page 145, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Gwendolyn W. Boyd by deed from TennReal, Inc. of record in Book 6100, page 830, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all provisions and requirements of the Tennessee Horizontal Property Act as set out in the Sec. 64-2701 et seq. of the Tennessee Code Annotated and the By-Laws of the administration thereof; all restrictions, easements, etc., rights and interest in favor of other unit owners; options, burdens, assessments and undertakings etc. contained in the Master Deed of record in Book 5970, page 829, and re-recorded in Book 6014, page 978, said Register's Office.

This description is the same as used in previous deed.

This is improved property at 3017 Casa Drive, Nashville, TN 37214.

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 her heirs and assigns, forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and assigns, to warrant and defend title 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 8 day of July, 1992.

Gwendolyn W. Boyd

GWENDOLYN W. BOYD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gwendolyn W. Boyd, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of July, 1992.

My Commission Expires:
7-24-93

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $39,233.99.

AFFIANT

Subscribed and sworn to before me this 8th day of July, 1992.

My Commission Expires:
7-24-93

NOTARY PUBLIC

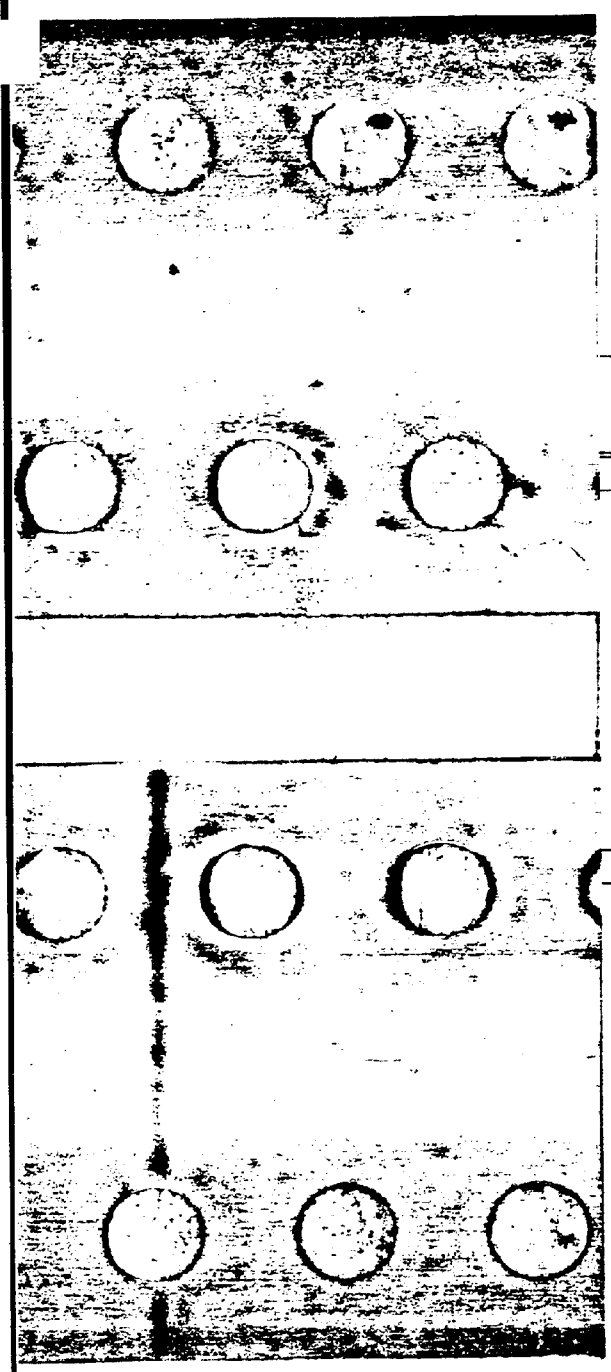
4883 07/13 0101 03CHECK 154.04

26978

IDENTIF. TREFERENCE

JUL 13 10 15 AM '92

REGISTER
DAVIDSON COUNTY TN.



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	39233.99
CON TX	145.04
PRFEE	1.00
WDEED	8.00
TOTAL	154.04
CHECK	154.04

07/13/92 01 10:16 0001 4883

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

26978

IDENTIF. REFERENCE

JUL 13 10 15 AM '92

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 549634