Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Audrey G. Morrow 217 Cottage Place Nashville, TN 37214	Map 095-02A Parcel 217C	Audrey G. Morrow 217 Cottage Place Nashville, TN 37214

This instrument prepared by: Boult, Cummings, Conners & Berry (JVT)
222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **LUANN MEHAFFEY**, unmarried (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **AUDREY G. MORROW**, unmarried (the "Grantee"), Grantee's heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is improved property known as 217 Cottage Place, Nashville, Davidson County, Tennessee 37214.

4178.2

IDENTIFICATION REFERENCE

SEP 1 3 41 PM '92

D. L. WILLIAMS REG. DAVIDSON COUNTY, TN

2273 09/01 0101 03CHECK 318.55

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $81,500.00.

Audrey G. Morrow
Affiant

Subscribed and sworn to before me this 16th day of July, 1992.

NOTARY PUBLIC

Margaret M. Shapton
Notary Public
My Commission Expires: 01-23-94

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth on Exhibit B.

Grantor further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed this 10th day of July, 1992.

LuAnn Mehaffey
LUANN MEHAFFEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Margaret M. Shapton, a Notary Public in and for the State and County aforesaid, **LUANN MEHAFFEY**, with whom I am personally acquainted, who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 10th day of July, 1992.

Margaret M Shapton
NOTARY PUBLIC

My commission expires: 01-93-94

MARGARET SHAPTON NOTARY PUBLIC DAVIDSON COUNTY

WP/JVTLuannWD

EXHIBIT A BOOK 8717 PAGE 987

Land in Davidson County, Tennessee, being Unit No. 35 on the Plan of Cottage Place Condominiums, of record in Book 6520, page 816-823, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements, all as described in the Master Deed, Declaration of Covenants, Conditions and Restrictions, of record in Book 6250, page 745, said Register's Office, as amended by Amendment to the Master Deed, Declaration of Covenants, Conditions and Restrictions of record in Book 6569, page 212, said Register's Office.

Being the same property conveyed to LuAnn Mehaffey, unmarried, by deed from Harold L. Shelton and wife, Ruby J. Shelton, of record in Book 7167, page 329, Register's Office for Davidson County, Tennessee.

WP/JVTLuAnnEx

EXHIBIT B

1. Real property taxes for the year 1992, which have been prorated between the Grantor and Grantee and which are assumed by the Grantee.

2. Easement for water main running along the Lebanon Pike granted Bransford Realty Company of record in Book 722, page 268, and Book 722, page 324, Register's Office for Davidson County, Tennessee.

3. Easement contained in Deed of record in Book 5256, page 398, said Register's Office.

4. A ten (10) foot private sanitary sewer line easement running across a portion of the southwest corner of the Property.

5. 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 By-Laws for the administration thereof; and 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 buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Cottage Place Condominiums, of record in Book 6520, page 745, Register's Office for Davidson County, Tennessee, as amended by instrument of record in Book 6569, page 212, said Register's Office, and the By-Laws appended thereto of record in Book 6520, page 793, said Register's Office.

6. All matters shown on the Plan of record in Book 6520, pages 816-823, said Register's Office.

WP/JVTLuAnnEx



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

RECEIVED OF _____

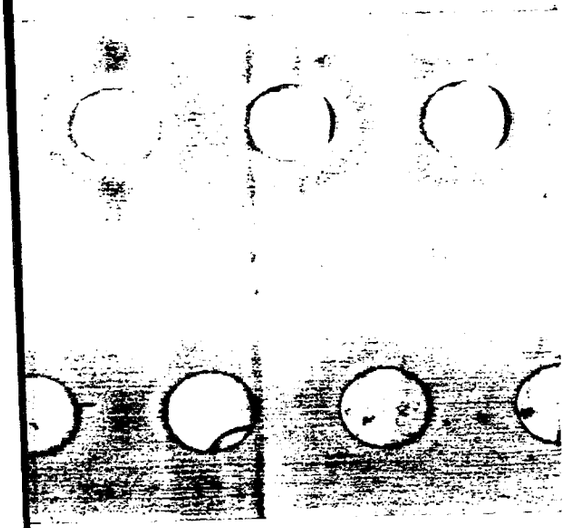
FOR _____

BOOK 8717 PAGE 989

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 81500.00	
			CON TX 301.55	
			PRFEE 1.00	
			WDEED 16.00	
			TOTAL 318.55	
			CHECK 318.55	
09/01/92	01		15:43 0001 2273	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



4178.2

IDENTIFICATION REFERENCE

SEP 1 3 41 PM '92

FELIX Z. WILSON, II REG'S OFF.
DAVIDSON COUNTY, TN

No. 565971