BOOK 8851 PAGE 807

TO: John N. Andrews, Jr.

FROM: Mary H. Andrews

THIS INSTRUMENT PREPARED BY:

Ansel L. Davis and Associates, P.C.
2000 Dominion Tower
150 Fourth Avenue North
Nashville, Tennessee 37219

UNIT WARRANTY DEED

ADDRESS NEW OWNERS	SEND TAX BILLS TO	MAP/PARCEL NO.
John N. Andrews, Jr.		
c/o John Andrews,Sr.		117-15
209 Burlington Pl.	Same	Parcel 37
Nashville, TN 37215		

STATE OF FLORIDA

COUNTY OF PALM BEACH

The actual consideration or value for this transfer, whichever is greater, is $27,500.00

Subscribed and sworn to before me, this 25th day of January, 1993.

Mary H. Andrews
Affiant

Janet E. Herr
Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP JULY 24,1993
BONDED THRU GENERAL INS. UND.

FOR AND IN CONSIDERATION of the sum of Twenty-Seven Thousand Five Hundred and No/100 Dollars ($27,500.00) and other good and valuable consideration, cash in hand paid by John N. Andrews, Jr. (the "Grantee" herein), the receipt and sufficiency whereof is hereby acknowledged, the undersigned, Mary H. Andrews (the "Grantor" herein), has bargained and sold and by these presents does hereby transfer, sell, assign, set over unto and convey unto the said Grantee his successors, heirs, and assigns forever, an interest in land in Davidson County, State of Tennessee, described as follows, to wit:

Parcel No. 37, being unit NO. A-105 in a Horizontal Property Regime located on the Plat of the Green Hills Terrace, of record in Book 5200, Page 64, Registrar's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to the Grantor herein by Warranty Deed from Ervin M. Entrekin, Trustee, of record in Book 5324, Page 154, of said Registrar's Office.

Grantor does hereby further transfer, sell, assign and set over unto Grantee all fixtures and appliances located in the said condominium unit, as well as any and all appurtenances related thereto and including but not limited to that certain lease agreement currently in force and effect relating to the condominium unit in question, which lease is hereby specifically assigned by the Grantor, as lessor thereunder, to the Grantee.

This conveyance is given subject to:

03553651.91/56

PICK-UP

JAN 29 11 33 AM '93

8 7 3 9 8

IDENTIFICATION REFERENCE

1. Conditions, restrictions, options, encumbrances, liens, assessments and understandings contained in the Master Deed and Bylaws for the Green Hills Terrace Condominiums recorded in Book 5304, Page 702, and Book 5304, Page 745, Registrars's Office for Davidson County, Tennessee.

2. The terms and conditions, covenants, restrictions, reservations, easements, liens for assessments, options, power of attorney, and limitations on title, created by or pursuant to the Horizontal Property Act of Tennessee.

3. 1993 taxes, which have been prorated and adjusted as of the 1st day of January 1993, by agreement of the Grantor and Grantee.

4. The easements, liens, restrictions and other matters reflected on Exhibit A attached hereto and made a part hereof.

This is improved property, known as condominium unit A-105, Green Hills Terrace Condominiums, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the said condominium unit and undivided interest in the appurtenances, estate, title and interest thereto belonging unto the said Grantee, his successors, heirs and assigns, forever.

Grantor, for herself, her successors, heirs and assigns, does hereby covenant, promise and agree, to and with said Grantee, his successors, heirs and assigns, that the Grantor is lawfully seized and possessed of an absolute and indefeasible estate in fee simple, of and in all and singular the above granted and described real estate, with the hereditaments and appurtenances thereunto appertaining; that the Grantor has a good right to convey the same; that the same are free, clear, discharged and unencumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments, liens and encumbrances , of whatever nature and kind, and that she will WARRANT and FOREVER DEFEND the title to the same unto the Grantee, his successors, heirs and assigns, against the lawful claims of all persons whomsoever, forever.

WITNESS the Grantor's signature on this the 25TH day of January, 1993.

Mary H. Andrews

The undersigned, husband of Mary H. Andrews, joins herein for the purpose of conveying any interest he may have in the above referred land and property but without warranty or representation of any kind.

John N. Andrews, Sr.

STATE OF FLORIDA

COUNTY OF PALM BEACH

Before me, MARY H. ANDREWS of the state and county aforesaid, personally appeared Mary H. Andrews, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Delray Beach, Florida, this 25th day of January, 1993.

Janet C. Hess
Notary Public

My Commission expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP JULY 24,1993
BONDED THRU GENERAL INS. UND.

STATE OF FLORIDA

COUNTY OF PALM Beach

Before me, JOHN N ANDREWS, SR. of the state and county aforesaid, personally appeared John N. Andrews,Sr., the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Delray Beach, Florida this 25th day of January, 1993.

Janet C. Hess
Notary Public

My Commission expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP JULY 24,1993
BONDED THRU GENERAL INS. UND.

EXHIBIT
A

1. Easement by M. C. MOrris and Sidney Averbuch, dedicated by instrument of record in Book 4320, page 896, said Register's Office, which is as follows:
"do hereby dedicate and grant a permanent easement, for the common use and enjoyment of and by all tenants now or hereafter residing on either of the afore-described tracts encompassing the said apartment project, but subject to the lien of the deed of trust held by Mutual Benefit Life Insurance Company, which is of record in Book 3951, page 546, of the following area and improvements now or hereafter constructed or situated upon one or both of the said tracts; all walks, drive, parking area, swimming pool, laundry, party room and common recreation area."

2. Easement granted to Metropolitan Government for Sanitary Sewers and /or Storm drainage as of record in Book 3879, page 569, Register's Office for said County.

3. Title to that portion of the premises embraced within the bounds of any roads or highways.

1339 01/29 0101 030HEDK 118.75

4. Rights of parties in actual possession of all or any part of the premises other than the insured.

5. Deed of trust executed by Sidney Averbuch, et al, to Herschel Greer, Trustee, of record in Book 3951, page 546, said Register's Office, dated October 27, 1965, to secure to The Mutual Benefit Life Insurance Company, an indebtedness, in the amount of $1,130,000.00 and any other sums which may be and become payable under the terms thereof, including but not limited to principal, interest and service fee.(see instrument for complete terms and conditions as well as possible rights and options of the mortgagee including rights respecting assumption of the debt secured thereby).

6. Deed of trust executed by Sidney Averbuch, et al. to Herschel Greer, Trustee, of record in Book 4046, page 777, said Register's Office, dated August 11, 1966, to secure to The Mutual Benefit Life Insurance Company, an indebtedness in the amount of $520,000.00 and any other sums which may be and become payable under the terms thereof, including but not limited to principal, interest and service fee.(see instrument for complete terms and conditions as well as possible rights and options of the mortgagee including rights respecting assumption of the debt secured thereby).

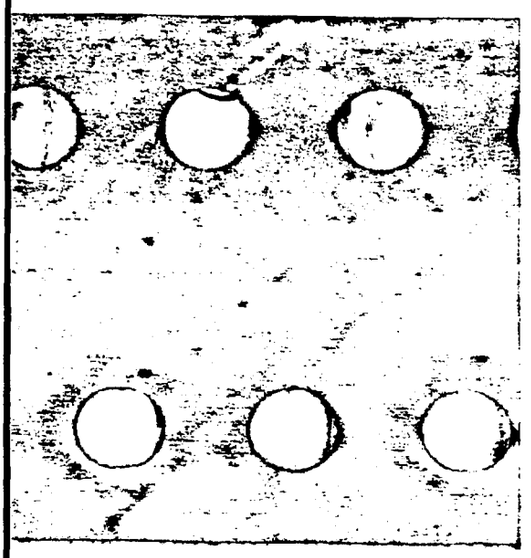
7. Consolidation and Modification Agreement on the above deeds of trust, of record in Book 4048, page 737, Register's Office for Davidson County, Tennessee.

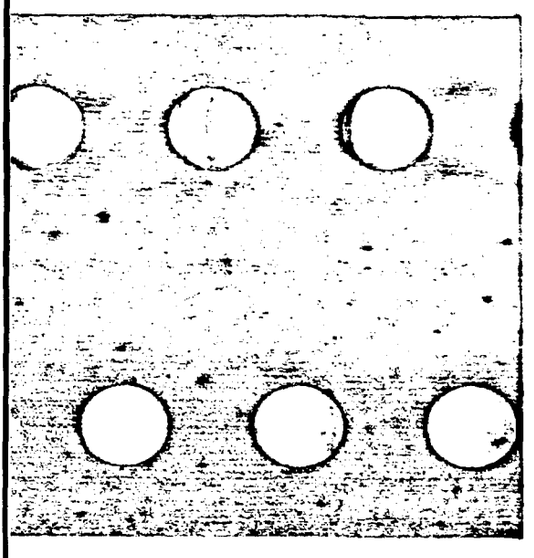
8. Deed of trust executed by M. C. Morris and Sidney Averbuch, individually and d/b/a Green Hills Town House Apartments, dated February 17, 1978, filed in Book 4212, page 739, and corrected in Book 4218, page 120, both of record in the Register's Office for Davidson County, Tennessee to secure an indebtedness in the amount of $575,000.00 and any other sums which may be and become payable under the terms thereof, including but not limited to principal, interest and service fee, together with an easement of record inBook4317, page 162, said Register's Office. (see instrument for complete terms and conditions as well as possible rights and options of the mortgagee including rights respecting assumption of the debt secured thereby).
Assignment: Third National Bank in Nashville, Tennessee to United Mutual Savings Bank, New York, New York, dated March 12, 1969, filed for record April 10, 1969, in Book 4324, page 462 Register's Office for Davidson County , Tennessee.

9. Financing Statement of record in Book 4320, page 892, and in Book 4324, page 461, said Register's Office, and in Secretary of State under file no. GG2449, refiled in Book 4794, page 258, said Register's Office.

10. By instrument of record in Book 4212, page 744, the rents under the deed of trust in Book 4212, page 739, and corrected in Book 4218, page 120, said Register's Office, were assigned to Third National Bank of Nashville and further assigned by Third National Bank to United Mutual Savings Bank in Book 4324, page 464, said Register's Office.
The above deeds of trust, financing statements and assignment of rents appears of record and therefore is disclosedherein, however, as a special guarantee our policy insures against loss or damage by reason of the enforcement or attempted enforcement of said deeds of trust, financing statements and assignment of rents. This Company has entered into an escrow arrangement with the seller which provides for payment of said deeds of trust, financing statements and assignment of rents and their releases at a future date.

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8851 PAGE 811

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	27500.00
CON TX	101.75
PRFEE	1.00
MREED	16.00
TOTAL	118.75
CHECK	118.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 01 1239

87398

IDENTIFICATION REFERENCE

JAN 29 11 33 AM '93

FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TN

No. 615934