THIS INSTRUMENT PREPARED BY:

WATTS & UNDERWOOD, ATTORNEYS
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***73,000.00.

M. B. Lee
Affiant

Subscribed and sworn to before me this 17 day of May, 1993.

Notary Public

My Commission Expires: 1-23-95

Address New Owner:	Send Tax Bills to:	Map & Parcel Nos.
M. B. LEE 2115 Acklen Avenue #5 Nashville, TN 37212	SAME	MAP 104-11-M PARCEL 5.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SEVENTY THREE THOUSAND AND 00/100 ($***73,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, I, **TIMOTHY P. GIAMBRONE, unmarried,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **M. B. LEE, unmarried,** 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:

BEING Unit 5, together with the appurtenant interest in the common elements of The Chardonnay Condominiums, a horizontal property regime established by Master Deed of record in Book 6789, page 462, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

BEING the same property conveyed to Timothy P. Giambrone, unmarried, by deed from Yoshikata Kizawa and wife, Hiroka Kizawa, of record in Book 7442, page 286, Register's Office for Davidson County, Tennessee.

This is improved property known as 2115 Acklen Avenue, Nashville, Tennessee 37212.

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.

GRANTOR COVENANTS with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee.

2. Matters shown on the Plan of Chardonnay Condominiums and in the Master Deed, of record in Book 6789, page 462, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 11th day of May, 1993.

Timothy P. Giambrone by Beth Weaver Atty in fact
TIMOTHY P. GIAMBRONE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BETH WEAVER, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of TIMOTHY P. GIAMBRONE, and acknowledged that she executed the same as the free act and deed of the said TIMOTHY P. GIAMBRONE.

WITNESS my hand and seal this 11th day of May, 1993.

Notary Public

My Commission Expires:

[illegible] 1994

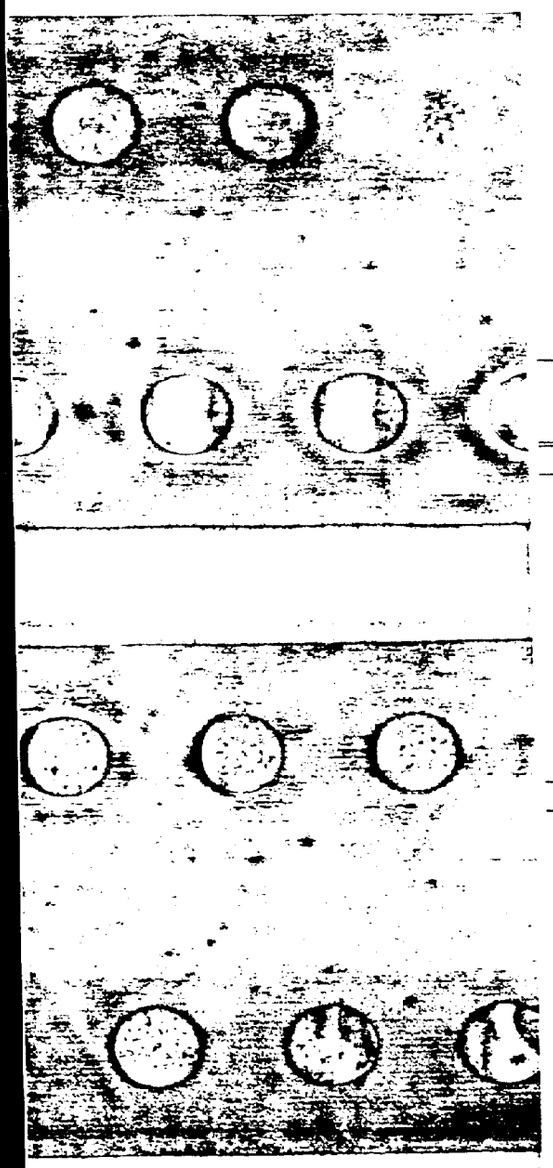
1941

IDENTIFICATION

MAY 13 8 42 AM '93

DAVIDSON COUNTY, TN

2532 05/13 0101 03CHECK 279.10



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8947 PAGE 143

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 73000.00
				CON TX 270.10
				PRFEE 1.00
				MDEED 8.00
				TOTAL 279.10
				CHECK 279.10
		05/13/93	01	08:41 0001 2532

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1991 41

IDENTIFICATION REFERENCE

MAY 13 8 42 AM '93

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 650622