This instrument prepared by: VICKY V. KLEIN, Attorney at Law
P. O. Box 749, 116 North Main St.
Goodlettsville, TN 37072-0749

WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 95,000.00.

Ruby M. Panzera
Affiant

Subscribed and sworn to before me, this 1st day of November, 1993.

NOTARY PUBLIC

My commission Expires: / /22/ 95.

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS
Ruby M. Panzera	SAME	64-12
706 Blue Brick Place		Group A
Hermitage, TN 37076		706 CO

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, EDNA M. GRANSTAFF, an unmarried woman, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto RUBY M. PANZERA, hereinafter called the Grantee, her heirs and assigns, all of my interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 706, of Fox Run Condominiums, First Revision - Part of Section 2, as of record in Book 5200, page 357, Register's Office for said County, to which reference is hereby made for a more complete and accurate description of said unit.

BEING the same property conveyed to Edna M. Granstaff by deed from Fox Run Company, Inc., of record in Book 6318, page 536, Register's Office for Davidson County, Tennessee.

Conveyance of such property is made expressly subject to the following: (1) The Plan of record in Book 5200, page 148, said Register's Office, shows an Owner's Certificate, and certain easements and set-back lines; (2) The premises herein is a condominium apartment established pursuant to all the 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 provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also 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 building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, liens, assessments and other undertakings contained in the Master Deed as of record in Book 5535, page 713, Register's Office for Davidson County, Tennessee; and as corrected by Deed of Correction of record in Book 5895, page 516, said Register's Office; and Second Deed of Correction of record in Book 5936, page 301, said Register's Office.

This is improved property known as 706 Blue Brick Place, Hermitage, TN 37076.

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 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. 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.

JOHN M. GRANSTAFF executes this deed as Attorney In Fact for EDNA M. GRANSTAFF having been appointed said Attorney In Fact by Durable Power of Attorney recorded simultaneously herewith.

81059

93 NOV -2 PM 3:47

IDENTIF. & REFERENCE

Witness my hand this 1st day of November, 1993

Edna M. Granstaff
EDNA M. GRANSTAFF by John M. Granstaff, Attorney In Fact
by John M. Granstaff
Attorney In Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, JOHN M. GRANSTAFF, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney In Fact of the maker, as evidenced by a Durable Power of Attorney recorded simultaneously herewith, and is authorized by the maker to execute this instrument on her behalf.

WITNESS my hand, at office, this 1st day of November, 1993.

NOTARY PUBLIC

My Commission Expires: 1.22.95

3273 11/02 0101 CHECK 360.50

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9137 PAGE 407

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
W'D - 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 95000.00
				CON TX 351.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 360.50
				CHECK 360.50
		11/02/93	01	15:48 0001 3273

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

81059
IDENTIF. ▲ REFERENCE

93 NOV -2 PM 3:47
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No.717120