WARRANTY DEED

BOOK 9165 PAGE 895

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF November, 19 93

Notary Public

MY COMMISSION EXPIRES: 11/22/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

COMBOS & HIX, P. C., 315 Deaderick Street, Su. 1100, Nashville, TN 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samuel Bradley Grot (NAME)	Samuel Bradley Grot C/O Barbara Chini (NAME)	MAP 131-5-B
5045 Hillsboro Road Unit 240 (ADDRESS)	141 Terrace Way (ADDRESS)	PARCEL 240
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Camillus, NY 13031 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Victor Chini and wife, Carolyn B. Chini

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Samuel Bradley Grot, a single person

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Unit No. 240 as shown on the Plan of Four Seasons, a Condominium Development, together with an undivided percentage interest in the Common Elements appurtenant to said unit, as set forth in the Master Deed establishing Four Seasons, a Condominium, of record in Book 6841, page 349, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Victor Chini by deed from Four Seasons Associates, Inc. of record in Book 7196, page 781, Register's Office for Davidson County, Tennessee.

AND Grantor Covenants with the said Grantee that it is lawfully seized and possessed of said property, that it has a good right to convey it, and that the same is unencumbered except for the following to which this conveyance is expressly made subject: (1) real estate taxes for 1993 which have been assumed by the Grantee; (2) limitations and conditions imposed by the "Horizontal Property Act" as set out in Sections 64-2701, et seq. of the Tennessee Code Annotated; (3) the terms, provisions, covenants, conditions and rights established by and contained in the Master Deed and Bylaws for Four Seasons, a Condominium, recorded in Book 6841, page 349, Register's Office for Davidson County, Tennessee, as amended by Amendment to Master Deed of record in Book 6847, page 122, said Register's Office; (4) rights of tenants in possession under existing leases, if any; (5) title to that portion of the premises lying within the boundaries or rights-of-way of any highways or roads; (6) reservations, exceptions, rights-of-way, easements, covenants, restrictions, conditions, liens, and other matters of record; and (7) applicable zoning and building laws and ordinances.

unimproved ( )
This is improved (X) property, known as 5045 Hillsboro Road Unit 240, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness our hand s this 23rd day of November, 19 93

Victor Chini

Victor Chini

Carolyn B. Chini

Carolyn B. Chini

STATE OF ~~TENNESSEE~~ New York

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COUNTY OF ~~DAVIDSON~~ Onondaga

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Victor Chini and wife, Carolyn B. Chini

the bargainor E & ~~W~~, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that ~~s~~he/~~y~~ executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 23rd day of November, 19 93.

JAMES T. EGAN
Notary Public in the State of New York
Qualified in Onon. Co. No. 24-4516607
My Commission Expires 12/31 19 94

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

90317

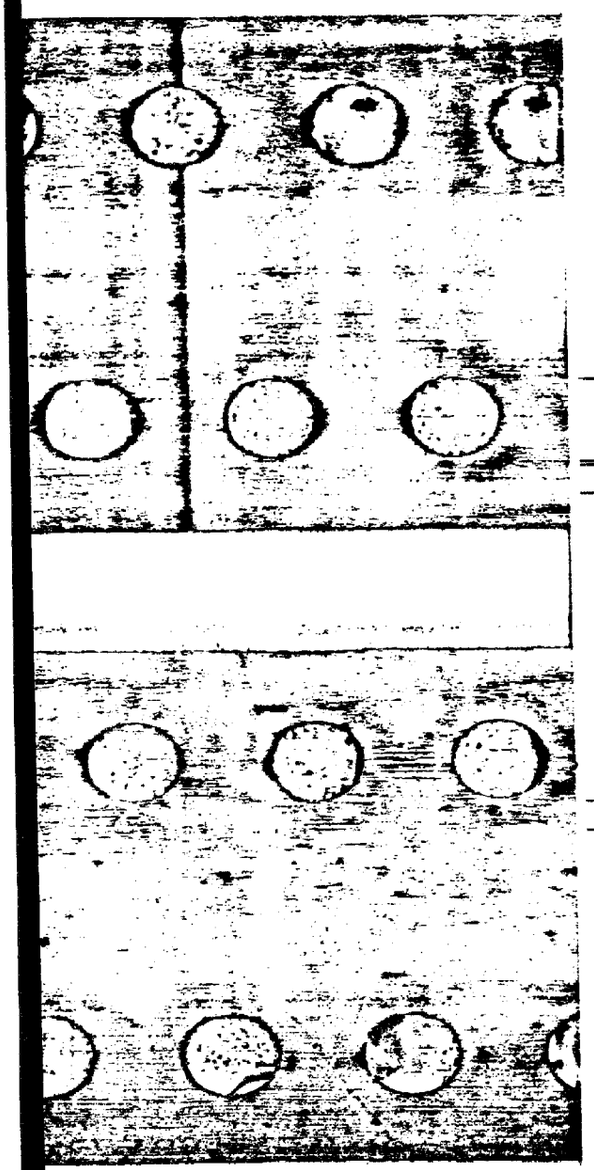
IDENTIF. & REFERENCE

93 NOV 29 PM 3:17

FELIX ... REGISTER
DAVIDSON COUNTY, TN.

3412 11/29 0101 03CHECK

231.00



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 60000.00
				CON TX 222.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 231.00
				CHECK 231.00
			11/29/93 01	15:18 0001 3412

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

90317
IDENTIF. & REFERENCE

93 NOV 29 PM 3:17
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 727123