PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150
Nashville, Tennessee 37215-0150
Ph. (615) 298-3312 - Fax. 292-8246

W & I Ref: (kd) (Title No: 34356)
Dav. Co. File: Box 8

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 80000.00

Philip T. Wallace
Affiant

Sworn and subscribed before me this 30th day of November, 1993.

Notary Public

My Comm. Expires:

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
Philip T. Wallace 2107 Fairfax Avenue, #103 Nashville, Tennessee 37212	NationsBanc Mortgage Corporation P. O. Box 353 Louisville, KY 40201-0358	104-12B-103

WARRANTY DEED

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, the undersigned **Virginia C. Byrn, a single person,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Philip T. Wallace, a single person,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 103, Building No. 1 on the revised plan of Ashley Place, of record in book 6200, page 462, Register's Office for said County and to which plan and reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Virginia C. Byrn by deed from Fairfax Development Company of record in Book 6915, page 72, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 6839, Page 635 and corrected in Book 6864, page 85, said Register's Office, and to the matters set forth in the referenced Condominium Plan of record and to any and all matters shown on the herein referenced Plan of record in said Register's Office.

91451
IDENTIF. ↑ REFERENCE

93 DEC -1 AM 11:30
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

8254 12/01 0101 03CHECK 305.00

This is improved property, known as: 2107 Fairfax Avenue, #103, 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of November, 1993.

Virginia C. Byrn

Virginia C. Byrn

State of Tennessee
County of Davidson

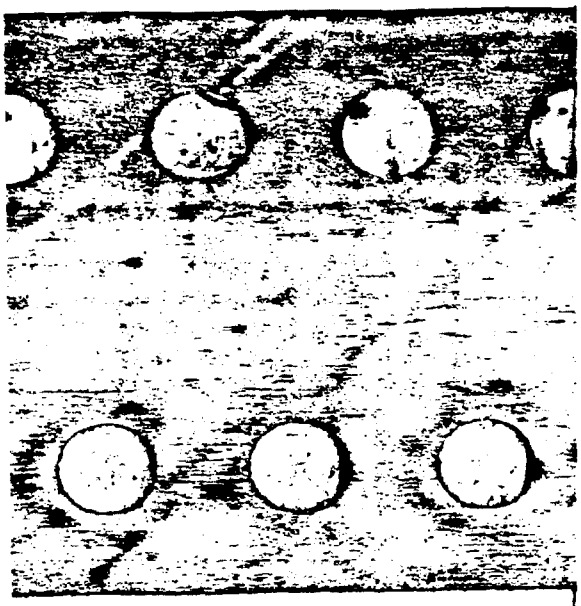
On this 30th day of November, 1993, before me the undersigned authority, personally appeared **Virginia C. Byrn**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

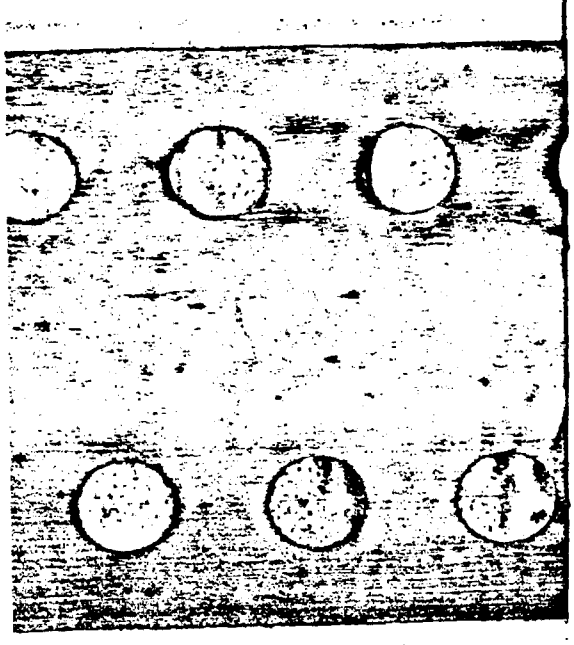
PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

My Commission Expires: _____

Notary Public

RECORDERS 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 9169 PAGE 809

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 80000.00
CON TX 296.00
PRFEE 1.00
WDEED 8.00
TOTAL 305.00
CHECK 305.00

12/01/93 01 11:30 0001 8254

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

91451
IDENTIF. ↑ REFERENCE

93 DEC -1 AM 11:30
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 728338