STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)

The actual consideration or value, whichever is greater, for this transfer is $ 145,000.00 .

Denise A. Collins
Affiant

Subscribed and sworn to before me, this 2nd day of December, 1993.

My Commission Expires: 9-21-96

This instrument prepared by:
Wesley D. Turner
Gullett, Sanford, Robinson & Martin
430 Fourth Avenue North
Third Floor
P.O. Box 198888
Nashville, TN 37219-8888

Address new owner:	Send Tax Bills To:	Map/Parcel Number
Denise A. Collins 126 Forest Place Nashville, TN 37215	NEW OWNER	131-5C-126 7DA 92316

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, **STEVEN J. PAYNE**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **DENISE A. COLLINS**, hereinafter called the Grantee, her heirs and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit no. 126 on the Plan of Hillsborough Condominiums, of record in Book 6250 page 699, and as further set out in Exhibit "B" to the Master Deed & By-Laws of record in Book 6822, page 721, Register's Office for said County, to which plan and Exhibit "B" reference is hereby made for a more complete description.

Being the same property conveyed to Steven J. Payne by deed from First American National Bank of record in Book 8055, page 228, Register's Office for Davidson County.

Subject property is not the usual place of residence of the Grantor.

This conveyance is made subject to:

1. Master Deed establishing a Horizontal Property Regime of Hillsborough Condominiums of record in Book 6822, page 721, Register's Office for said County.

2. Matters shown on the Plan of record in Book 6250, page 699, and as further set out in Exhibit "B" to the Master Deed and By-laws of record in Book 6822, page 721,, Register's Office for said County.

4. Subject to terms and conditions of Storm Water Detention Agreement by and between Hillsborough Harding Joint Venture and the Metropolitan Government of Nashville and Davidson County of record.

This is improved property known as 126 Forest Place, Nashville, TN 37215.

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 hands this 2nd day of December, 1993.

Steven J. Payne

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~) Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **STEVEN J. PAYNE,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2 day of December, 1993.

Notary Public

My Commission Expires: 9-21-96

JENNIFER FRANKS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE My Commission Expires September 21, 1996

93176
IDENTIF. & REFERENCE

93 DEC -6 AM 8:59

FELIX A. ANASTASIA REGISTER
DAVIDSON COUNTY, TN.

0115 12/06 0101 03CHECK 545.50

-1-2

3

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9175 PAGE 803

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	145000.00
			CON TX	536.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	545.50
			CHECK	545.50
12/06/93	01	08:59	0001	0115

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

93176
IDENTIF. & REFERENCE

93 DEC -6 AM 8:59

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No.730170