PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (cmw) (Title No: 34518)
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: $ 109500.00

Teresa A. Franco
Affiant

Sworn and subscribed before me this 17th day of December, 1993.

Notary Public

My Comm. Expires:

ADDRESS NEW OWNER:	**RESPONSIBLE FOR PAYMENT OF TAXES:**	**MAP-PARCEL NUMBERS**
Teresa A. Franco 113 Bear Track Nashville, TN 37221	CTX Mortgage Company P.O. Box 199077 Dallas, Texas 75219-9077	142-08-0-A 022.00 09D 02175

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 **Volker E. Oberacker and spouse, Dorothea J. Nelson-Oberacker,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Teresa A. Franco, 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. 22 on the plan of Phase I, Coronada Town Home Condominiums, of record in Book 4860, page 26, Register's Office for said County and to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Volker E. Oberacker and wife, Dorothea J. Nelson-Oberacker by deed from Ron Oats, unmarried, of record in Book 6910, page 261, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

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 4901, Page 679, Book 5202, page 329, Book 5306, page 241, Book 5522, page 675 and Book 5869, page 269, said Register's Office, and to the matters set forth in the referenced Condominium Plan of record, repurchase and option agreement of record in Book 4904, page 622 and counterpart to repurchase and option agreement of record in Book 6657, page 751, said Register's Office and to any and all matters shown on the herein referenced Plan of record in said Register's Office.

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

This is improved property, known as: 113 Bear Track, Nashville, TN 37221

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 17th day of December, 1993.

Volker E. Oberacker
Volker E. Oberacker

Dorothea J. Nelson-Oberacker
Dorothea J. Nelson-Oberacker

State of Tennessee
County of Davidson

On this 17th day of December, 1993, before me the undersigned authority, personally appeared **Volker E. Oberacker** and **Dorothea J. Nelson-Oberacker**, 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

Notary Public

My Commission Expires: _____

98506
IDENTIFICATION REFERENCE
93 DEC 20 AM 10:00
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

5929 12/20/93 03CHECK 414.15

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9192 PAGE 115

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	
				109500.00
			CON TX	405.15
			PRFEE	1.00
			WDEED	8.00
			TOTAL	414.15
			CHECK	414.15
12/20/93	01		10:01 0001	5929

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98506
IDENTIF. & REFERENCE

93 DEC 20 AM 10:00
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

No.735906