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: (kfd) (Title No: 34414)
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: $ 45,000.00

Patricia A. Racine
Affiant

Sworn and subscribed before me on December 13, 1993.

Notary Public

My Comm. Expires:

ADDRESS NEW OWNER:
Patricia A. Racine
5791 Brentwood Trace
Brentwood, Tennessee 37027

RESPONSIBLE FOR PAYMENT OF TAXES:
Mortgage Service America Co.
1650 Tysons Boulevard
McLean, Virginia 22102

MAP-PARCEL NUMBERS
160-14B-091

BOOK 9193 PAGE 895

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 **Lu Ann Wilson Grossman and spouse, Dale E. Grossman,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Patricia A. Racine, unmarried,** 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. 5791 on the plan of Brentwood Trace Condominiums, 2nd Revision, of record in Book 5200, Page 261, to which plan reference is hereby made for a more complete description thereof Register's Office for said County.

BEING the same property conveyed to Lu Ann Wilson, unmarried, now known as Lu Ann Wilson Grossman, a married person, by deed from Robert F. Ross and wife, Robena M. Ross of record in Book 7128, Page 660, said Register's Office.

Dale E. Grossman, spouse of Lu Ann Wilson Grossman, joins in this conveyance solely for the purpose of waiving any marital interest he might have in the subject property.

SUBJECT to Master Deed and By-Laws, which contain restrictive covenants and other matters of record in Book 5524, Page 415, Book 5524, Page 424, Book 5537, Page 988, Book 5545, Page 510, Book 5868, Page 70, all in the Register's Office for said County.

All assessment provided for in the above referenced Master Deed and by-Laws, which have become due and payable prior to or at the time of the proposed conveyance, must be paid.

99045
IDENTIFICATION
93 DEC 21 AM 9:38
REGISTER
DAVIDSON COUNTY

6536 12/21 0101 03CHECK 175.50

This is improved property, known as: 5791 Brentwood Trace, Brentwood, Tennessee 37027

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 on December 13, 1993.

Lu Ann Wilson Grossman — Dale E. Grossman

Lu Ann Wilson Grossman **Dale E. Grossman**

State of Tennessee
County of Davidson

On December 13, 1993, before me the undersigned authority, personally appeared Lu Ann Wilson Grossman and Dale E. Grossman, 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 a free act and deed.

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

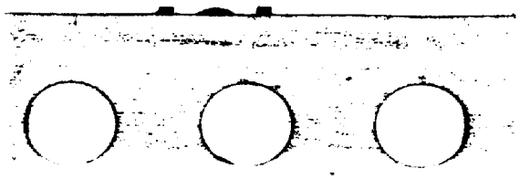
My Commission Expires: _____

Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

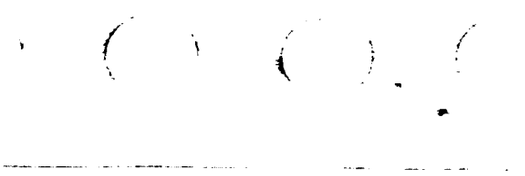
FOR _____

BOOK 9193 PAGE 896

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 45000.00
				CON TX 166.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 175.50
				CHECK 175.50

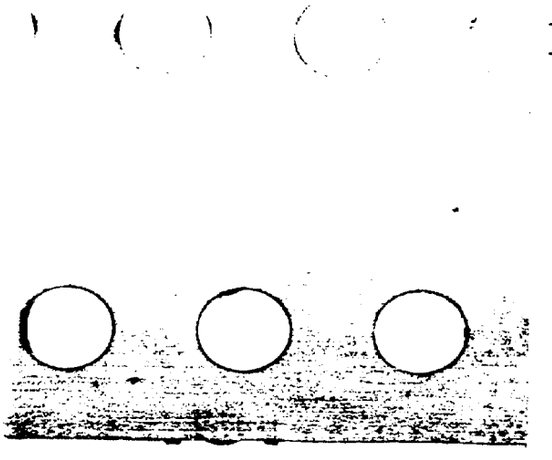
12/21/93 01 09:59 0001 6536



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

99045
IDENTIF. & REFERENCE

93 DEC 21 AM 9:58
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.



No. 736507