Realty 40

FORM No. WD-1

BOOK 9215 PAGE 102

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $ 75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF January, 19 94

Notary Public

MY COMMISSION EXPIRES: January 24, 1996

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY: LASSITER, TIDWELL & TRENTHAM, ATTYS.
P.O. BOX 1369, BRENTWOOD, TN 37024-1369

ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE: & TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick D. Birmingham	Norwest Mortgage, Inc.	117-03-0-D
(NAME) 253 Hillsboro Place	(NAME) 2000 Glen Echo Road, Suite 100	253.0000
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37215	(STREET ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Sonja A. Smith, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Patrick D. Birmingham and Howard M. Cartwright, Sr.

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:

Land in Davidson County, TN, being Unit No. 253 on the Plan of Hillsboro Station Condominiums, of record in Book 6250, Pages 751, 752 and 753, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sonja A. Smith, unmarried by deed from Dalton Development Corporation of record in Book 7070, Page 569, Register's Office for Davidson County, TN.

This description is the same used in the previous deed of record.

Subject to Master Deed for Hillsboro Place Condominiums of record in Book 6740, Page 37; Book 8140, Page 689; By-Laws in Book 6740, Page 45; Book 8140, Page 689; Easement in Book 6595, Page 58; Storm water Detention Agreement in Book 6629, Page 452, said Register's Office.

05550

IDENTIF. & REFERENCE

94 JAN -7 PM 4:09

FELIX Z. ... DAVIDSON COUNTY, TENN.

7442 01/07 0101 03CHECK 290.20

This is improved (XX) unimproved ( ) property, known as 253 Hillsboro Place, 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 my hand this 4th day of January, 19 94

Sonja A. Smith

Sonja A. Smith

STATE OF TENNESSEE
COUNTY OF Williamson

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Personally appeared before me, Elizabeth J. Smith, a Notary Public in and for said County and State, Sonja A. Smith

with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purpose therein contained, and who further acknowledged that _____ the _____ of the maker or a constituent of the maker and _____ authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at office in Brentwood, Tennessee, this 4th day of January, 1994

Elizabeth J. Smith
Notary Public

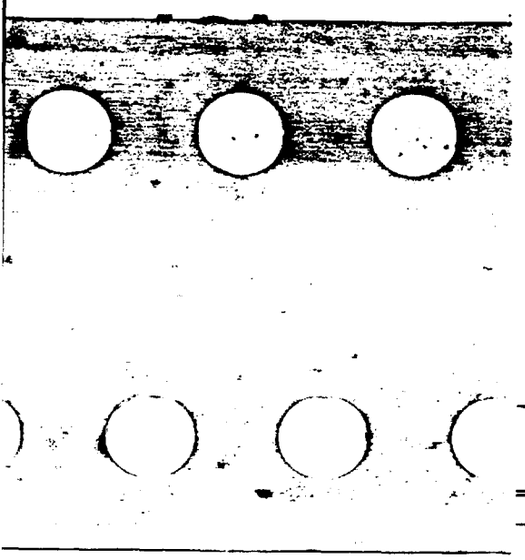
My commission expires: January 27, 1996

DEED

FROM

TO

Realty Title
Post Office Box 1369
428 Wilson Pike Circle
Brentwood, TN 37024-1369
(615) 377-0620



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	76000.00
CON TX	281.20
PRFEE	1.00
MDEED	8.00
TOTAL	290.20
CHECK	290.20

01/07/94 01 13:40 0001 7442

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05550
IDENTIF. ← REFERENCE

94 JAN -7 PM 1:40
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.743457