This Instrument Prepared By:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, TN 37238
00272514, Box 35

BOOK 9224 PAGE 945

WARRANTY DEED

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NUMBERS
James L. Orman 831 General George Patton Drive Nashville, TN 37221	Same	Map 142-0-B Parcel 831 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 dollars ($10.00), cash in hand paid by James L. Orman and wife, Rebecca L. Orman, and other good and valuable considerations accepted as cash, the receipt and sufficiency of which are hereby acknowledged, Dorothy Louise Fortner, Marjorie Mae Holley, and Jewell Madeline McMeen, and James Bryan Lewis, Administrator CTA of the Estate of Alma L. Phelps, deceased, has this day bargained and sold, and does hereby transfer and convey unto the said James L. Orman and wife, Rebecca L. Orman, the Grantee herein, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 831, together with the Carport designated No. 831-C, in River Plantation, Section Five, Phase One, a Condominium, a Horizontal Property Regime, located on General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Five, Phase One, Condominium Apartments, recorded in Book 5200, pages 145 and 146, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5410, page 248, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners and tenants of River Plantation, Section Five, Phase One, Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 5410, page 248, said Register's Office, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Jim D. Phelps and wife, Alma L. Phelps, by deed from Haury & Smith Contractors, Inc., of record in Book 5574, page 1, Register's Office for Davidson County, Tennessee; the said Jim D. Phelps and Alma L. Phelps having since died, he having predeceased her, and she having died testate, and by Will of record in Will Book 184, page 812, Probate Court of Davidson County, Tennessee, the above described property was devised to Dorothy Louise Fortner, Marjorie Mae Holley and Jewell Madeline McMeen.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $105,500.00.

Rebecca L. Orman
Affiant

Subscribed and sworn to before me, this the 13TH day of JANUARY, 1994.

Kay B Hausch
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 11/22/97

This is improved (x) unimproved ( ) property, known as:

831 George George Patton Drive, Nashville, Tn 37221

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, their (successors), heirs and assigns, forever, we covenants that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except for matters shown on Exhibit A, attached hereto.

WE FURTHER COVENANTS AND BINDS ourself, our (successors), heirs and assigns, to warrant and forever defend the title to said real estate to said Grantee, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

The Agreed Order of the Court is attached hereto as Exhibit B, and made a part hereof.

WITNESS our hands this 13th day of January, 1994.

Dorothy Louise Fortner
Dorothy Louise Fortner

Marjorie Mae Holley
Marjorie Mae Holley

Jewell Madeline McMeen
Jewell Madeline McMeen

By Dorothy Fortner atty in fact
James Bryan Lewis, Administrator
CTA of the Estate of Alma L. Phelps,
deceased

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Dorothy Louise Fortner, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Jewell Madeline McMeen, and acknowledged that she executed the same as the free act and deed of the said Jewell Madeline McMeen.

Witness my hand, at Nashville, Tennessee, this 13th day of January, 1994.

Notary Public
My Commission Expires: 11/22/97

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dorothy Louise Fortner, Marjorie Mae Holley, and James Bryan Lewis, Administrator CTA of the Estate of Alma L. Phelps, deceased, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee this 13th day of January, 1994.

NOTARY PUBLIC
My Commission Expires: 11/22/97

EXHIBIT A

1. Taxes for 1994, a lien, not yet due and payable

2. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of River Plantation, Section Five, Phase One, of record in Book 5410, page 248, Register's Office for Davidson County, Tennessee; By-Laws appended thereto.

3. Subject to rights of others in and to the common areas/elements.

   Subject to all matters shown on the Plan of record in Book 5200, page 135, and in Book 5200, pages 145 and 146, in said Register's Office.

4. Easement granted U.S.A. for TVA transmission line or lines and towers, of record in Book 2274, page 547, Register's Office for Davidson County, Tennessee.

09184
IDENTIF. ↑ REFERENCE

94 JAN 20 AM 10:35
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN

EXHIBIT "B"

IN THE PROBATE COURT FOR DAVIDSON COUNTY, TENNESSEE

IN RE:

THE ESTATE OF
ALMA LOUISE PHELPS,

Deceased.

Docket No. 93P-694

'94 JAN 12 P3:48

RICHA[illegible] CLERK

D.C.

AGREED ORDER

Come now the parties, as evidenced by the signatures below, and agree to sell the real property of the Estate located at 831 General George Patton Road in Nashville, Tennessee as follows:

1. The parties agree that the sale of the real estate located at 831 General George Patton Road is in the best interest of the Estate and will facilitate settlement and distribution of the Estate.

2. The parties further agree that a contract between the seller, James Bryan Lewis, Administrator, and the buyer, James L. Orman and Rebecca L. Orman, for a contract price of $105,500.00 plus the real estate agent's contribution of $1,500.00 of her real estate commission is a fair and reasonable price and agree to allow the Administrator to sell the property for this price subject to the terms of the contract for the sale of real property. The real estate commission is based on a sales price of $105,500.00 with the $1,500.00 commission rebate being credited towards the estate. With the $1,500.00 commission credit to the estate, the effective sales price of the condominium is $107,000.00. Attached as Exhibit 1 is a copy of the Contract for Sale of Real Property.

3. The parties further agree that the Administrator, James Bryan Lewis, shall be authorized to proceed with the closing of such sale accordingly.

4. The parties further agree that the Administrator, James Bryan Lewis, shall be authorized to convey all right, title, and interest in the subject real property by deed of conveyance required by any reputable title insurance company.

5. The parties further agree that the Administrator, James Bryan Lewis, shall also be authorized to execute any other instruments and documents on behalf of the Estate of Alma Phelps which shall be necessary to sell, transfer, and convey subject real property to close the subject sale accordingly.

6. The parties further agree that the Administrator, James Bryan Lewis, shall be authorized to pay for all expenditures related to the closing of said property, including the expense of a closing attorney, necessary to close the subject real property herein, shall be paid from the Estate.

7. The parties further agree that the Administrator, James Bryan Lewis, shall be authorized to pay the six percent (6%) real estate commission on the sales price of $105,500.00 as set out in the Contract for Sale of Real Property; however, such six percent (6%) commission shall be deducted by $1,500.00 to be credited to the Estate.

IT IS SO ORDERED this 12 day of January, 1994.

JAMES R. EVERETT, JR., JUDGE

APPROVED FOR ENTRY:

JAMES BRYAN LEWIS
Supreme Ct. No. 15116
Administrator
217 Second Avenue North
Nashville, TN 37201
615-244-2202

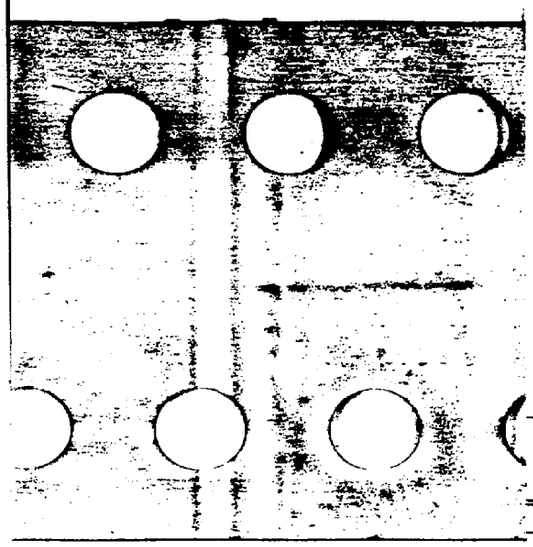
DAVID B. HERBERT
Supreme Ct. No. 3482
Attorney for Madeline McMeen
Third Floor, Noel Place
200 Fourth Avenue North
Nashville, TN 37219
615-256-9999

KAL HELOU
Supreme Ct. No. 14338
Attorney for J.D. Phelps, Jr., Jack Phelps, & Marjorie Mae Holley
2014 Broadway, Suite 320
Nashville, TN 37203
615-329-0868

DOROTHY LOUISE FORTNER
5226 Hydes Ferry Road
Nashville, TN 37218

I hereby certify that this is a true copy of original instrument filed in my office this 12 day of JAN 19 94
RICHARD R. BOOKER Clerk
By _____ Deputy Clerk

135570 0101 03/04/94 415.35



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

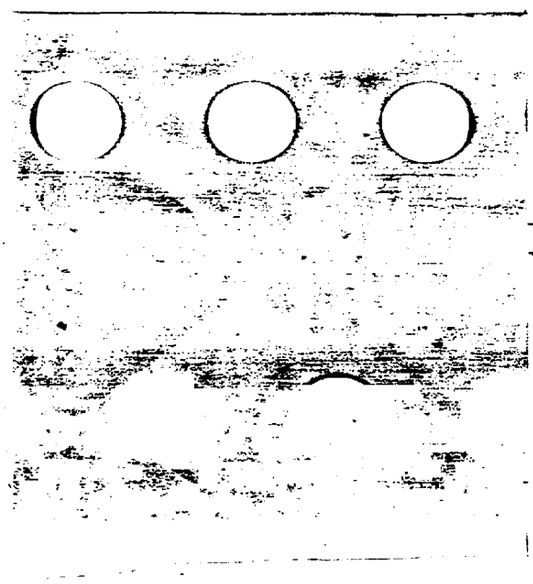
RECEIVED OF _____

FOR _____

BOOK 9224 PAGE 951

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	
				105500.00
			CON TX	390.35
			PRFEE	1.00
			WDEED	24.00
			TOTAL	415.35
			CHECK	415.35
01/20/94	01		10:36 0001	1353



09184
IDENTIF. ◆ REFERENCE

94 JAN 20 AM 10: 3[illegible]
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 747318