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: (kd) (Title No: 34635)
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: $ 38000.00

Philip N. Elbert
Affiant

Sworn and subscribed before me this 15th day of February, 1994.

Notary Public

My Comm. Expires:

ADDRESS NEW OWNER:

Philip N. Elbert
Kathi L. Padgett
1803 Linden Avenue (PWE)
Nashville, TN 37212

RESPONSIBLE FOR PAYMENT OF TAXES:
NationsBanc Mortgage Corporation
P. O. Box 353
Louisville, KY 40201-0353

MAP-PARCEL NUMBERS
104-11E-009

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 **Marjorie McCormick Davis and spouse, Paul Davis,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Philip N. Elbert and spouse, Kathi L. Padgett,** 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. 9 on the plan of Fairfax Square, of record in Book 6506 pages 42, 43, and 44, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same premises conveyed to Marjorie J. McCormick, now known as Marjorie McCormick Davis, by deed from Bank of America, NT&SA, successor by merger to Security Pacific National Bank, as Trustee, of record in Book 8808, page 87, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to Master Deed and By-Laws contained in instrument of record in Book 6506, page 1 amended in Book 6748, page 758, Book 6962, page 129 and any and all matters shown on the herein referenced Plan of record in said Register's Office.

Paul Davis, spouse of Marjorie McCormick Davis, joins in this conveyance solely for the purpose of waiving any marital interest he might have in the subject property.

This instrument is executed on behalf of Paul Davis by Marjorie McCormick Davis as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 2118 Fairfax Avenue #9, Nashville, TN 37212

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 15th day of February, 1994.

Marjorie McCormick Davis
Marjorie McCormick Davis

Paul Davis
Paul Davis, By: Marjorie McCormick Davis, Atty-In-Fact

18605

State of Tennessee
County of Davidson

On this 15th day of February, 1994, before me the undersigned authority, personally appeared **Marjorie McCormick Davis**, 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

My Commission Expires: _____

Notary Public

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Marjorie McCormick Davis**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Paul Davis**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 15th day of February, 1994.

Notary Public

My Commission Expires:_____

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

EXHIBIT "A"
To
WARRANTY DEED

FROM: Marjorie McCormick Davis

TO: Philip N. Elbert and Kathi L. Padgett

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Marjorie McCormick Davis

Marjorie McCormick Davis, Affiant

Sworn to and subscribed before me this

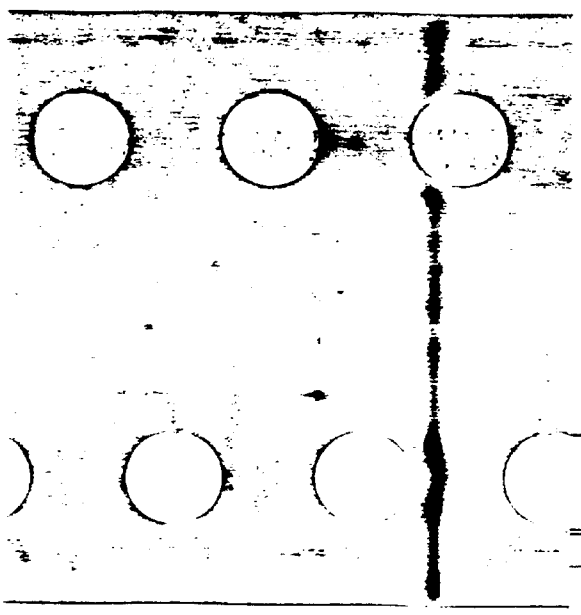
15th day of February, 1994.

Notary Public

My Commission Expires:_____

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

6515 02/17 0101 03CHECK 149.60



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

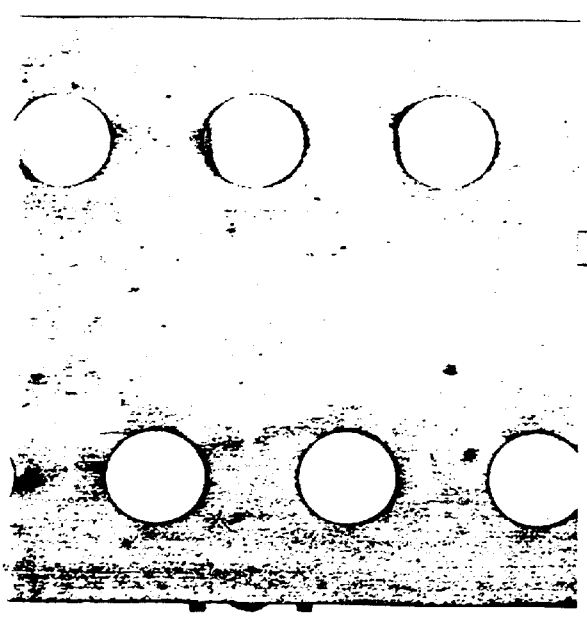
FOR _____

BOOK 9251 PAGE 828

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	38000.00
			CON TX	140.60
			PRFEE	1.00
			WDEED	8.00
			TOTAL	149.60
			CHECK	149.60
02/17/94	01		10:33 0001	6515

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



18605

IDENTIFICATION REFERENCE

FILED 17 FEB 94 10:33 AM

No. 757427