STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $141,500.00.

L. Winston Biggs
Affiant

Subscribed and sworn to before me, this 22nd day of February, 1994.

Notary Public

My Commission Expires: 2/23/94

This instrument prepared by:
George V. Crawford, Jr.
Gullett, Sanford, Robinson & Martin
230 Fourth Avenue North
Third Floor
P.O. Box 198888
Nashville, TN 37219-8888

Box 44

Address new owner as follows:	Send Tax Bills To:	Map/Parcel Number
L. Winston Biggs and wife, Linda J. Biggs 401 Bowling Avenue, #53 Nashville, TN 37205	SAME	104-13-0A 052.00CO 7DA 71821

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LINDY LITRIDES, UNMARRIED**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **L. WINSTON BIGGS AND WIFE, LINDA J. BIGGS**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Building Site No. 52 on the Plan of Richmeade Place Section Three, of record in Book 5050, page 19, Register's Office for said County, to which plan reference and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Lindy Litrides, a single person, by deed from Richard E. Gwin an wife, Donna K. Gwin, of record in Book 6152, page 353, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 1994 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indmnify and hold harmless Grantor from liability and loss therefrom.

2. Master Deed creating a Horizontal Property Regime of record in Book 4941, page 637; as amended in Book 5036, page 338; Book 5019, page 946; Book 5039, page 256; Book 5094, page 473 and Book 5213, page 945, Register's Office for said County, which sets forth restrictions, easements, liens and other matters.

3. Matters shown on the Plan of record in Book 5050, page 19, Register's Office for said County.

This is improved property known as 401 Bowling Avenue #53, Nashville, TN 37205.

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, her heirs and assigns, forever; and I covenant with the said Grantees that I am 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 further covenant and bind myself, my 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 our hands this 24th day of February, 1994.

Lindy Litrides

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LINDY LITRIDES, unmarried, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of February, 1994.

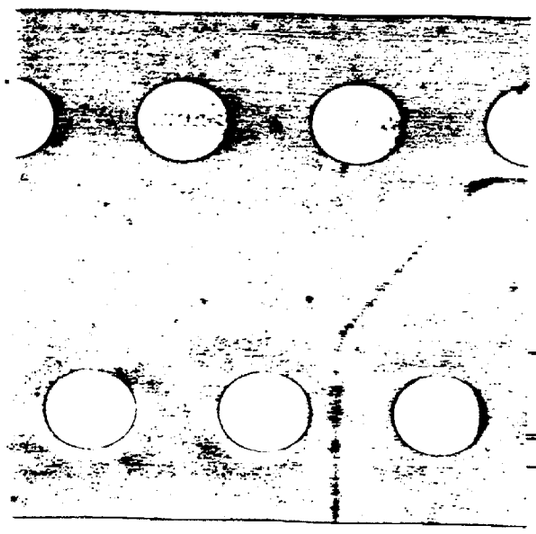
Notary Public

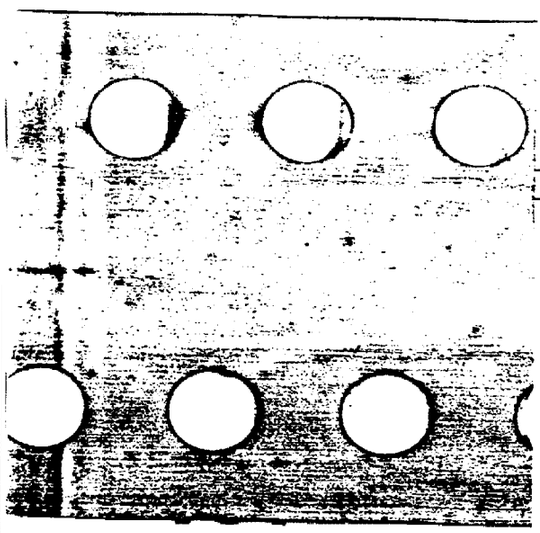
My Commission Expires: 7/23/14

9951 02/28 0101 03CHECK 532.55

21809

0010283.01





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

RECEIVED OF _____

FOR _____

BOOK 9260 PAGE 895

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	
				141500.00
			CON TX	523.55
			PRFEE	1.00
			WDEED	8.00
			TOTAL	532.55
			CHECK	532.55
02/28/94	01		14:11 0001	9951

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

21809
IDENTIFICATION REFERENCE

94 FEB 28 PM 2:10

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

No.760824