WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ 20,000.00

Affiant

Sworn to and subscribed before me this 16 day of May, 1994.

NOTARY PUBLIC

My Commission Expires: 11-26-94

This instrument prepared by:

ROBERT F. SPANN, Attorney
First American Center, Suite 1545
315 Deaderick Street
Nashville, Tennessee 37238-1545
615/242-2525

ADDRESS - NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Dorothy Tenpenny		
Caldwell Court Condominiums #B-102	Same	Map 147-2-0-B
550 Harding Place		Par 22
Nashville, TN 37211		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, The Resource Foundation, Inc., hereinafter called Grantor, has bargained and sold, and by these presents does transfer and convey unto Dorothy Tenpenny, hereinafter called Grantee, her heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Unit B-102, of Caldwell Court Condominiums created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in book 6188, page 744, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Caldwell Court Condominiums set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.
>
> Being the same property conveyed to The Resource Foundation, Inc. by deed from the Resolution Trust Corporation as Receiver for Metropolitan Federal Savings and Loan, of record in Book 8922, page 128, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as Caldwell Court Condominiums, #B-102, 550 Harding Place, Nashville, TN 37211.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, her heirs and assigns forever; and we do covenant with the said Grantee 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

do further covenant and bind ourselves, our heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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 17 day of March, 1994.

THE RESOURCE FOUNDATION, INC.

BY: _____ _____
(Name) (TITLE)

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ the _____ of The Resource Foundation, Inc., the bargainor, to me personally known (or proved to me on the basis of satisfactory evidence), and who acknowledged that he was duly authorized to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 18 day of March, 1994.

_____
NOTARY PUBLIC

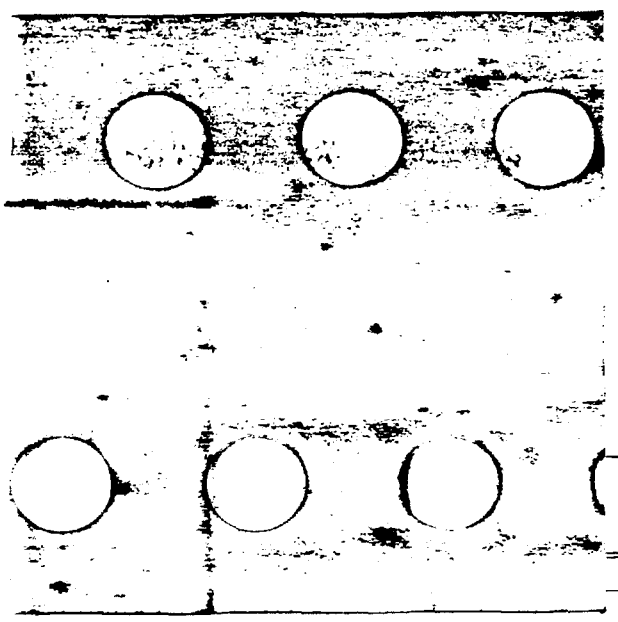
My Commission Expires: 11-26-94

PICK-UP

94 MAR 21 AM 8:32
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

3701 03/21 0101 03CHECK 83.00

29511
IDENTIFICATION REFERENCE



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

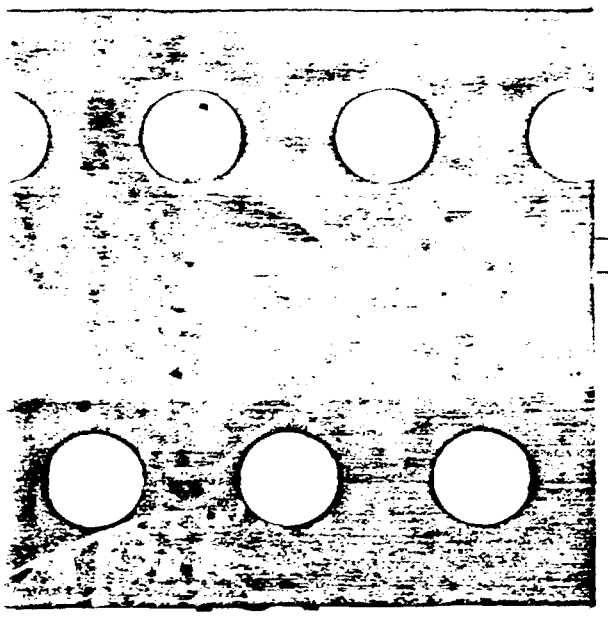
RECEIVED OF _____

FOR _____

BOOK 9283 PAGE 850

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	20000.00
			CON TX	74.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	83.00
			CHECK	83.00
03/21/94	01	08:32 0001		3701



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

29541
IDENTIFICATION REFERENCE

94 MAR 21 AM 8:32
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 769043