32528

IDENTIF. & REFERENCE

This Instrument Prepared By:

Brenda Franks Hale
Hale and Hale Attorneys
312 First Tennessee Bank Building
Franklin, Tennessee 37064

94 MAR 29 AM 8:43
6983 03/29 0101 CHECK 364.50
DAVIDSON COUNTY, TN.
PICK-UP

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL
Timothy L. Colvin and wife, Kimberly G. Colvin 221 Highland Villa Circle Nashville, TN 37211	Southeastern Mortgage of Tennessee, Inc. 565 Marriott Drive Suite 250 Nashville, TN 37214	Map 161 Group 14B Parcel 221

BOOK 9292 PAGE 355

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $95,000.00.

X Kimberly G. Colvin
AFFIANT

Sworn to and subscribed before me this 28th day of March 1994.

BRENDA FRANKS HALE NOTARY PUBLIC AT LARGE TENNESSEE

NOTARY PUBLIC

My Commission Expires: 4-1-97
My Commission Expires April 1, 1997

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 considerations, the receipt and sufficiency of which is hereby acknowledged, WE, GARY S. BABCOCK and wife, LYNN J. BABCOCK, hereinafter called the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto TIMOTHY L. COLVIN and wife, KIMBERLY G. COLVIN, hereinafter called the "GRANTEES", their 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. 221 on the plan of condominium site of Highland Villa Condominiums, its Horizontal Property Regime having been established by the Master Deed, of record in Book 7278, page 312 amended in Book 7347, page 717; Book 7352, page 630; Book 7467, page 850; Book 7470, page 153 and in Book 7600, page 361; Book 8090, page 537; Book 8131, page 95; Book 8173, page 84; Book 8199, page 149, Register's Office for said County, to which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Gary S. Babcock and wife, Lynn J. Babcock, by Warranty Deed from Highland Group, Inc. of record in Book 8297, page 433, Register's Office for Davidson County, Tennessee.

THIS IS THE SAME DESCRIPTION IN THE PREVIOUS DEED OF RECORD.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs and assigns, forever;

AND GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Davidson County taxes for the year 1994 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying his prorata part thereof to GRANTEE, who will be responsible for payment of said taxes when they become due and payable. Map 161, Group 14B, Parcel 221.

2. Master Deed and By-Laws, which contain restrictive covenants, liens and other matters of record in Book 7278, page 312; Book 7347, page 717; Book 7352, page 630; Book 7467, page 850; Book 7470, page 153 and in Book 7600, page 361; Book 8090, page 537; Book 8131, page 95; Book 8173, page 84; Book 8199, page 149, Register's Office for Davidson County, Tennessee.

3. The Master Deed of record in Book 7278, page 312, said Register's Office, shows an owner's certificate, to which plan reference is hereby made for a more complete and accurate description.

4. All terms, provisions and conditions of the Tennessee Horizontal Property Act as the same is set out in Section 64-2701, et seq. of the Tennessee Code Annotated.

AND GRANTORS DO FURTHER covenant and bind themselves, their 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.

This improved property is known as 221 Highland Villa Circle, Nashville, Tennessee 37211.

WITNESS our hands this 28th day of March, 1994, in Franklin, Tennessee.

Gary S. Babcock

GARY S. BABCOCK

Lynn J. Babcock

LYNN J. BABCOCK

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

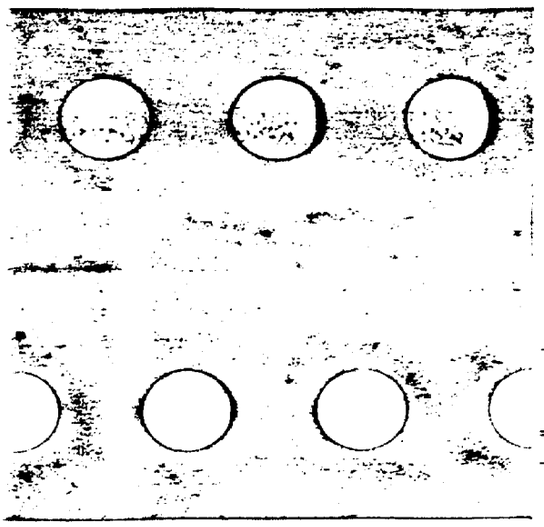
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, with within named Gary S. Babcock and wife, Lynn J. Babcock, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

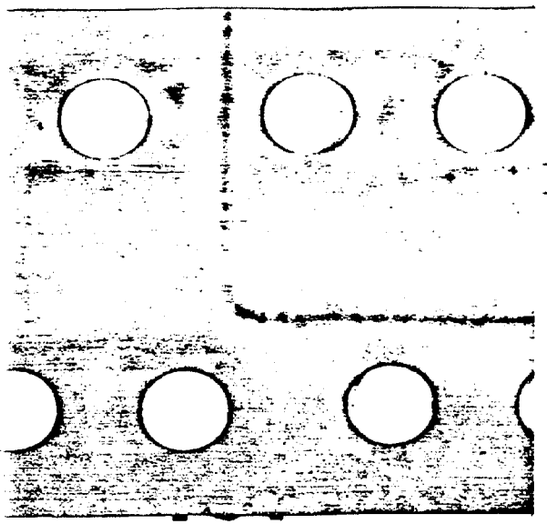
Witness my hand and official seal at Franklin, Tennessee, this 28th day of March, 1994.

Notary Public

My commission expires: 9-21-96

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE
My Commission Expires April 1, 1997





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9292 PAGE 358

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 95000.00
				CON TX 351.50
				PRFEE 1.00
				WDEED 12.00
				TOTAL 364.50
				CHECK 364.50
03/29/94	01			08:44 0001 6983

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

32528
IDENTIF. & REFERENCE

91 MAR 29 AM 8:43
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 772278