File Box 38
First Title and Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 9313 PAGE 788

No. 12456

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ROBERT ROUNDS (NAME)	New Owners (NAME)	129-11A
304 Cana Circle (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	304
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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 OF WHICH IS HEREBY ACKNOWLEDGED, PATRICK J. CARROLL AND WIFE, KATHERINE H. CARROLL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT ROUNDS AND WIFE, EDITH CODY ROUNDS

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 304, together with the appurtenant interest in the common elements of The Cloister at St. Henry, Phase 1-C, a horizontal property regime established by Master Deed, of record in Book 6675, page 173, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed and being located upon Lot No. 2 on the Plan of Phase 1-D Fifth Revision The Cloister at St. Henry of record in Plat Book 6250, page 979, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Patrick J. Carroll and wife, Katherine H. Carroll by deed from St. Henry's Property Development, Inc. of record in Book 6711, page 430, said Register's Office.

This conveyance is made subject to: (1) Taxes for 1994 which have been prorated and assumed by the Grantee(s); (2) Restrictions of record in Book 6675, page 173; (3) By-Laws of record in Book 6042, page 650 amended in Book 6519, page 187 and Book 7590, page 273; (4) Easement of record in Book 4191, page 157; (5) Charter of record in Book 6076, page 203; and (6) All matters appearing on the plan of record in Plat Book 6250, page 979, Register's Office for Davidson County, Tennessee, and (7) Ground lease of record in Book 6596, page 608.

IDENTIFICATION REFERENCE 39617

94 APR 15 AM 10:39
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (XX property, known as 304 Cana Circle, Nashville, Tennessee

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs and assigns, forever, and we do covenant with the said GRANTEES 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 we do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer), on this 7th day of April, 19 94

PATRICK J. CARROLL
BY: PATRICK J. CARROLL, JR., ATTORNEY-IN-FACT
BY POWER OF ATTORNEY RECORDED SIMULTANEOUSLY HEREWITH

KATHERINE H. CARROLL
BY: PATRICK J. CARROLL, JR., ATTORNEY-IN-FACT
BY POWER OF ATTORNEY RECORDED SIMULTANEOUSLY HEREWITH

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATRICK J. CARROLL AND WIFE, KATHERINE H. CARROLL

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this _____ day of April, 19 94.

My commission expires 1-22-95 Notary Public _____

STATE OF _____
COUNTY OF _____

BOOK 9313 PAGE 789

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATRICK J. CARROLL, JR., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said PATRICK J. CARROLL AND WIFE, KATHERINE H. CARROLL and is authorized by the said PATRICK J. CARROLL AND WIFE, KATHERINE H. CARROLL to execute this instrument on their behalf.

Witness my hand, at Office, this 7th day of April, 1994.

Notary Public

My Commission Expires:
1-22-95

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF April 19 94

MY COMMISSION EXPIRES: 1-22-95 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

PATRICK J. CARROLL AND WIFE, KATHERINE H. CARROLL

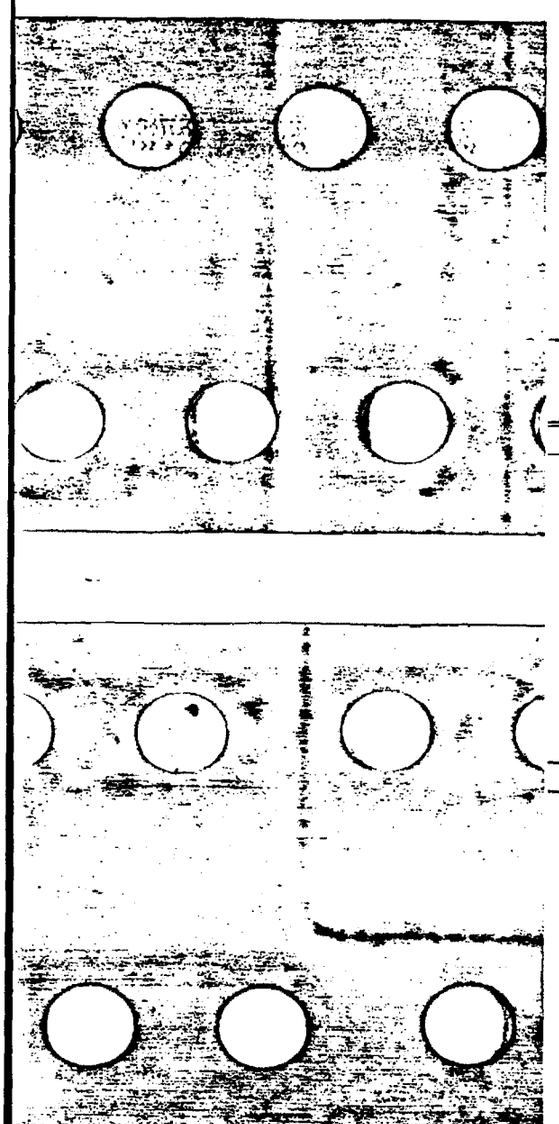
TO

ROBERT ROUNDS AND WIFE, EDITH ROUNDS

4538 04/15 0101 03CHECK 416.00

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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

RECEIVED OF _____

FOR _____

BOOK 9313 PAGE 790

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	
				110000.00
			CON TX	407.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	416.00
			CHECK	416.00
04/15/94	01		10:40 0001	4638

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

39617
IDENTIF. & REFERENCE

94 APR 15 AM 10:39
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 779831