BOOK 9339 PAGE 679

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 40,000.00

Roy M. Overcast Jr
Affiant

Subscribed and sworn to before me, this 5th day of May 1994

Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
Roy M. Overcast, Jr. 3520 West End Avenue #10 Nashville, Tennessee 37205	Roy M. Overcast, Jr. 814 East Hillview Drive Brentwood, Tennessee 37027	MAP 104 PARCEL 9E

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FORTY THOUSAND AND NO/100---------- ($ 40,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, I, Rory Cruser, married

hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto ROY M. OVERCAST, JR. and RALPH A. DIPALMA, both unmarried, as Joint Tenants with Right of Survivorship hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Unit No. 10 as shown on the Plat of Richland Place Condominiums at 3520 West End Avenue, Nashville, Tennessee, of record in Plat Book 5200, page 570, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of The Richland Place Homeowner's Association as described in Book 6100, page 222, said Register's Office.

BEING the same property conveyed to Rory Cruser by Quitclaim Deed of Distribution from West End Limited of record in Book 8019, page 526, Register's Office for Davidson County, Tennessee.

48314

IDENTIF. & REFERENCE

94 MAY 10 AM 9:09

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

This is improved property known as 3520 West End Avenue #10, Nashville, Tennessee 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 GRANTEEs, their heirs and assigns, forever.

GRANTOR COVENANTs with the said GRANTEEs that he is lawfully seized and possessed of said land in fee simple, has good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Richland Place Condominiums of record in Book 5200, page 570, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTs and binds himself, his heirs and representatives to warrant and forever defend the title to the said GRANTEEs, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 5th day of May, 19 94.

Rory Cruser

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STATE OF Louisiana)
COUNTY OF E Baton Rouge)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rory Cruser, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of May, 1994.

My Commission Expires: at death

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

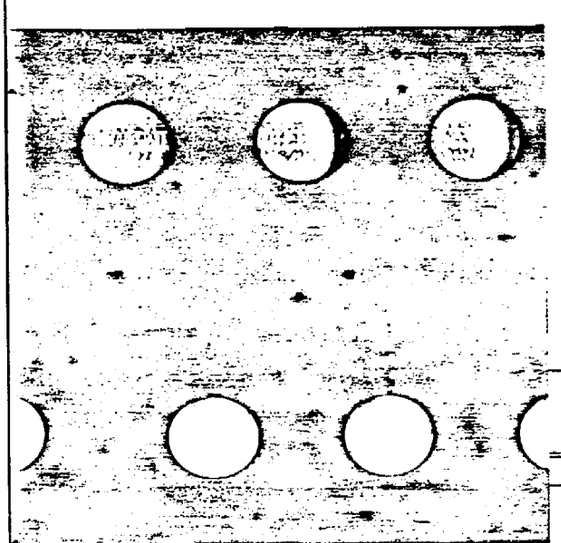
Witness my hand and official seal this _____ day of _____, 19____.

My Commission Expires: _____

Notary Public

4168 05/10 0101 03CHECK 157.00

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



RECEIVED OF _____

FOR _____

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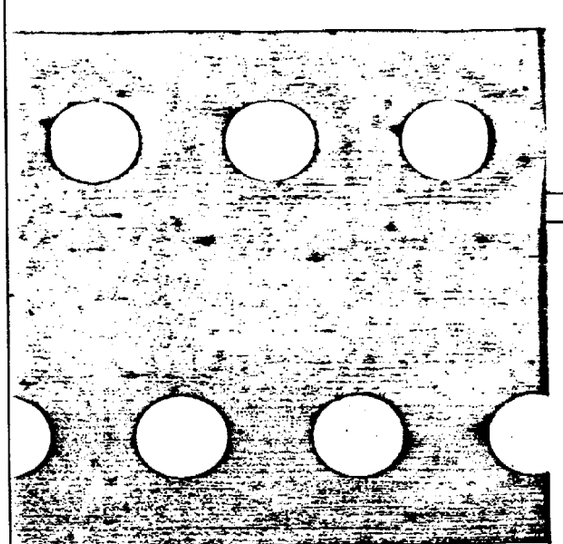
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	40000.00
CON TX	148.00
PRFEE	1.00
WDEED	8.00
TOTAL	157.00
CHECK	157.00

25/12/94 01 09:09 0001 4168

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



48314
IDENTIF. & REFERENCE

94 MAY 10 AM 9:09
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 789216