PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (cmw) (Title No: 35271)
Dav. Co. File: Box 8

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/16/95

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is: $ 125360.00

William E. Higgins
Affiant

Sworn and subscribed before me this 2nd day of June, 1994.

Christy Wilkins Ivey
Notary Public

My Comm. Expires:

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
William E. Higgins Janice M. Higgins 3901 Harding Road, #107 Nashville, TN 37205	SAME	103-16-A-31 26W 9110

WARRANTY DEED

1615 06/03 0101 03CHECK 472.98

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John E. Buffaloe, Jr., a single person,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William E. Higgins and spouse, Janice M. Higgins,** hereinafter called the **Grantee**, Grantee's 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. 107 on the 2nd revised plan of Rokeby Condominium Apartment, of record in Book 5050, page 16 as amended on the plan of the 2nd floor of Rokeby of record in Book 5060, page 105, both in Register's Office for said County to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to John E. Buffaloe, Jr. by deed from J. Lloyd McAdams, unmarried, of record in Book 7644, page 366, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 4829, Page 138, Book 4983, page 98, Book 5096, page 409 and Book 5459, page 179, said Register's Office, and to the matters set forth in the referenced Condominium Plan of record.

94 JUN -3 AM 10:03
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

57098

This is improved property, known as: 3901 Harding Road, #107, 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 2nd day of June, 1994.

John E. Buffaloe, Jr.

John E. Buffaloe, Jr.

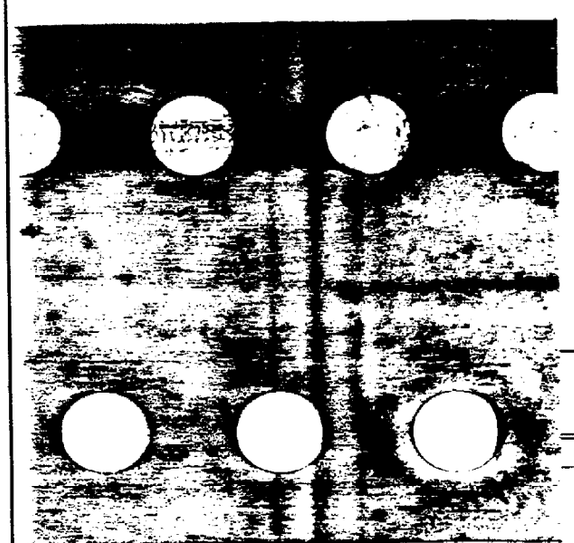
State of Tennessee
County of Davidson

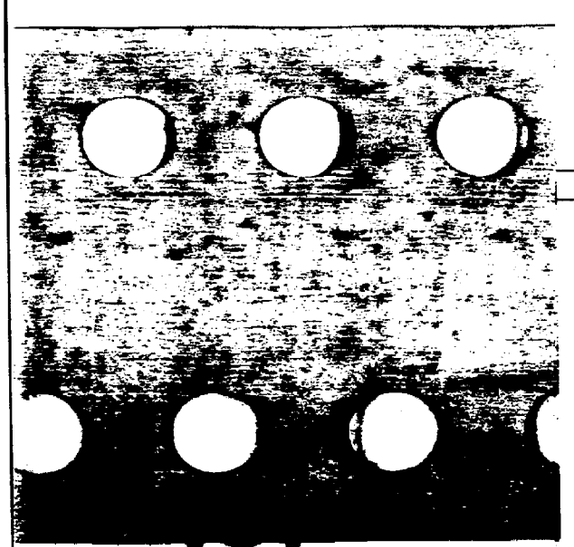
On this 2nd day of June, 1994, before me the undersigned authority, personally appeared **John E. Buffaloe, Jr.**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged the execution as a free act and deed.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/16/95

My Commission Expires:

Christy Wilkins Ivey
Notary Public





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

RECEIVED OF _____

FOR _____

BOOK 9367 PAGE 58

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 125360.00
CON TX 463.98
PRFEE 1.00
WDEED 8.00
TOTAL 472.98
CHECK 472.98

06/03/94 01 10:04 0001 1615

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

57098
IDENTIF. ↑ REFERENCE

94 JUN -3 AM 10: 03
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 798589