FILE BOX 38
FIRST TITLE AND ESCROW COMPANY, INC.

WARRANTY DEED

BOOK 9380 PAGE 115

THIS INSTRUMENT PREPARED BY

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

NO.. 12579

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ELLEN P. NELSON	NATIONSBANC MORTGAGE CORPORATION	Map 117-7-F
(NAME) 3401 Golf Club Lane	(NAME) P.O. Box 353	Parcel 38
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37215	(STREET ADDRESS) Louisville, Kentucky 40201-0353	FB 7DA 92060
(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, BETTY B. STELTEMEIER CUNNINGHAM, married,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ELLEN P. NELSON, married,

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. 38, together with the appurtenant interest in the common elements of Brighton Court Condominium, Phase Two, a horizontal property regime established by Master Deed, of record in Book 6629, page 532 supplemented in Book 6912, page 158 and amended in Book 6912, page 163, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed.

Being the same property conveyed to Betty B. Steltemeier by deed from Jane Parsons, unmarried of record in Book 7411, page 839, said Register's Office, the said Betty B. Steltemeier having since married.

This conveyance is made subject to: (1) Taxes for 1994 which have been prorated and assumed by the Grantee; and (2) Master Deed and By-Laws of record in Book 6629, page 532 supplemented in Book 6912, page 158 and amended in Book 6912, page 163, Register's Office for Davidson County, Tennessee.

Robert Dean Cunningham, spouse of Betty B. Steltemeier Cunningham, joins in the execution of this instrument for the purpose of conveying any interest he may have in the subject property by virtue of his marriage to the said Betty B. Steltemeier Cunningham.

94 JUN 16 AM 10:40
FEE $ [illegible]
REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

61672

unimproved (XX)
This is improved ( ) property, known as 3401 Golf Club Lane, Nashville, Tennessee 37215

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 10th day of June, 1994

Betty B. Steltemeier Cunningham
~~BETTY B. STELTEMEIER CUNNINGHAM~~
By Steve Fridrich, Attorney-in-Fact by Power of Attorney recorded simultaneously herewith.

Robert Dean Cunningham
ROBERT DEAN CUNNINGHAM
By Steve Fridrich, 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, _____

_____

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

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

My commission expires _____ Notary Public _____

STATE OF _____
COUNTY OF _____

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, Steve Fridrich, with whom I am personally acquinted, 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 of Betty B. Steltemeier Cunningham and husband Robert Dean Cunningham, and is authorized by Betty B. Steltemeier Cunningham and husband Robert Dean Cunningham to execute this instrument on their behalf.

Witness my hand, at office, this 10th day of June, 1994.

My commission expires:
1-22-95

Notary Public

NELLY D. SCOTT NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 113,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF June 19 94

MY COMMISSION EXPIRES: 11/20/96
(AFFIX SEAL)

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

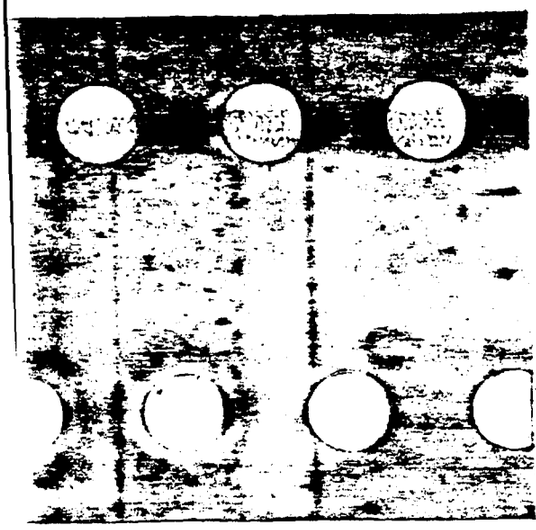
WARRANTY DEED

FROM BETTY B. STELTEMEIER

TO ELLEN P. NELSON

5769 06/16 0101 03CHECK 427.10

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

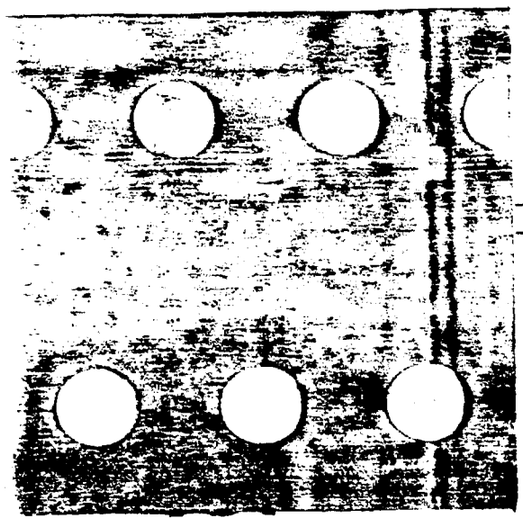
RECEIVED OF _____

FOR _____

BOOK 9380 PAGE 117

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 113000.00
CON TX 418.10
PRFEE 1.00
WDEED 8.00
TOTAL 427.10
CHECK 427.10

06/16/94 01 10:41 0001 6769

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

61672
IDENTIF. # REFERENCE

94 JUN 16 AM 10:40

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 803509