WARRANTY DEED

This instrument was prepared by:
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 190676
Nashville, TN 37219-0676

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
James H. Davenport,	Same	Map 161-14-0B
et ux Mary Evelyn		Par. 212.00 CO
212 Highland Villa Cr.		Field Book
Nashville, TN 37211		6DU 82715

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 100,000.00 .

James H. Davenport
Affiant

SWORN TO AND SUBSCRIBED before me this the 9th day of August 1994.

Melanie L. Sadler
Notary Public

My Commission Expires: 11-22-97

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, ALLISON ANN BECK SMITH, et vir, JEFFREY M. SMITH, hereinafter referred to as the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto JAMES H. DAVENPORT et ux, MARY EVELYN DAVENPORT, hereinafter referred to as Grantees, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A CERTAIN CONDOMINIUM APARTMENT in Davidson County, Tennessee,e, being Unit No. 212 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 7270, 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, Register's Office for said County, to which Plan and Record thereof are incorporated herein and made a part hereof by reference.

BEING part of the same property conveyed to Highland Group, Ltd., a Tennessee Limited Partnership, by deed from Resolution Trust Corporation, Conservator for Unifirst Bank for Savings, a Federal Savings and Loan Association, of record in Book 8127, page 326, Register's Office for Davidson County, Tennessee.

This property is subject to Master Deed and By-Laws, which contain restrictive covenants, liens, and other matters of record in Book

7270, page 312, Book 7347, page 717, Book 7352, page 630, Book 7467, page 850, Book 7470, page 153, Book 7600, page 361, Book 8090, page 537, Book 8131, page 95, Book 8173, page 84, all in the Register's Office for said County, and to matters set forth in the above referenced Plan of Record.

BEING the same property as conveyed to Allison Ann Beck by deed from Highland Group, Ltd., a Tennessee Limited Partnership of record in Book 8214, page 142, Register's Office for Davidson County, Tennessee. Allison Ann Beck is now married and is the same individual as Allison Ann Beck Smith.

This is improved property known as 212 Highland Villa Circle, Nashville, Davidson County, Tennessee 37211.

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, successors and assigns forever, and the said Grantors 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 for taxes for the year 1994, a lien, but not yet due and payable, which the Grantees herein assume and agree to pay when due.

AND the said Grantors further covenant and bind themselves, and their heirs, successors and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 9th day of August 1994.

79397
IDENTIF. & REFERENCE

94 AUG -8 PM 3:16
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

Allison Ann Beck Smith
ALLISON ANN BECK SMITH

Jeffrey M. Smith
JEFFREY M. SMITH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ALLISON ANN BECK SMITH and JEFFREY M. SMITH, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, at Nashville, Tennessee, on this the 9th day of August 1994.

Melanie L. Sadler
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 11-22-97

C:\HMB\REAL\BECK-SMITH.WD\2055-650

RECORDED 08/08/94 03:01 PM
FEE 379.00



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

RECEIVED OF _____

FOR _____

BOOK 9431 PAGE 518

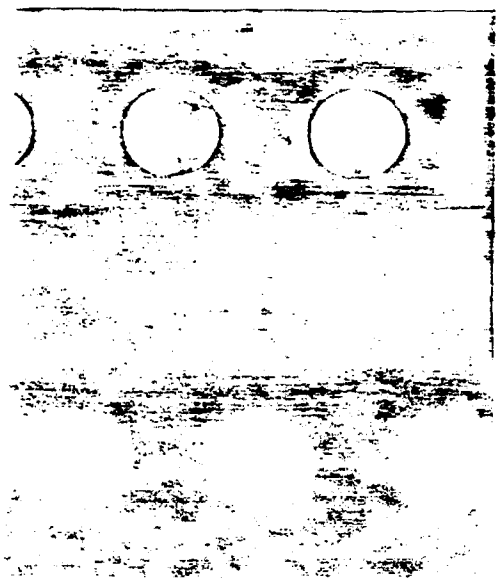
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
100000.00

CON TX 370.00
PRFEE 1.00
WDEED 8.00
TOTAL 379.00
CHECK 379.00

08/08/94 01 15:14 0001 5944



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

79397
IDENTIF. ↑ REFERENCE

94 AUG -8 PM 3:16

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 822436