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STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 104,000.00

James Bryan Lewis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
12th DAY OF September, 19 94

Notary Public

MY COMMISSION EXPIRES: 8-23-98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW
1187 Vultee Boulevard, Nashville, TN 37217 111 West College Street, Murfreesboro, TN 37130 245 Dover Road, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Bryan Lewis (NAME)	America's Wholesale Lender (NAME)	MAP 116-3-A
4505 Harding Pike, #34-E (ADDRESS)	155 N. Lake Avenue, P.O.Box 7137 (ADDRESS)	PARCEL 39
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Pasadena, CA 91109-7137 (CITY) (STATE) (ZIP)	7DA-70083

FOR AND 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, WE, William J. Bryan, Jr. and Mrs. Beverly Bryan Sibley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Bryan Lewis, unmarried

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:

Those certain premises comprising a portion of Royal Oaks Towers, said project having been established as a Horizontal Property Regime by Master Deed and Declaration and By-laws dated the 22nd day of May, 1973, and recorded in the Register's Office for Davidson County, Tennessee, in Book 4710, Page 901, as amended in Book 4798, Page 813, said Register's Office; and said premises being more particularly described as follows:

Units Labeled 33E and 34E of said Royal Oaks Tower as shown on the plan recorded in Plat Book 4460, Page 189, Register's Office for Davidson County, Tennessee, expecting and reserving any portion of the common elements lying within said Units appurtenant to the common elements and other units, all as set forth in the Declaration, and an undivided 1.46384% and 1.44394%, interests respectively appurtenant to the units in all common elements of said project as described in said Declaration.

Being part of the same property conveyed to William J. Bryan, Jr. and Mrs. Beverly Bryan Sibley by probated will from Clara H. Bryan, a widow of record in Docket #94-P 881, Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Plat Book 4460, Page 189, Book 4710, Page 901 and Book 4798, Page 813, Register's Office for said County.

Ann S. Bryan, wife of William J. Bryan, Jr. and Horace H. Sibley, husband of Mrs. Beverly Bryan Sibley, have never occupied said property.

unimproved ( )
This is improved (X) property, known as 4505 Harding Pike, #34-E, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness our hand s this 12th day of September, 19 94

William J. Bryan Jr. by Beverly Bryan Sibley attorney in fact
William J. Bryan, Jr.

Mrs. Beverly Bryan Sibley
Mrs. Beverly Bryan Sibley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mrs. Beverly Bryan Sibley

the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 12th day of September, 19 96.

Commission expires 5/25/96

Notary Public

STATE OF TENNESSEE
COUNTY OF

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(s) 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 at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

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 Beverly Bryan Sibley, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of William J. Bryan, Jr. and who acknowledged that she executed the same as the free act and deed of the said William J. Bryan, Jr., by virtue of that Power of Attorney, duly executed by the said William J. Bryan, Jr. and appearing of record in Book _____, Page _____, Register's Office for said County.

Witness my hand and official seal this 12th day of September, 1994.

My Commission Expires: 5/25/96

94 SEP 20 AM 8:11
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

92254

9916 09/20 010.00 DEED TAX

393.80

RETURN TO:
CUMBERLAND TITLE COMPANY

[X] 1187 Vultee Boulevard
Nashville, Tennessee 37217

[ ] 111 W. College Street
Murfreesboro, Tennessee 37130

[ ] 245 Dover Road
Clarksville, Tennessee 37040

EDWARD SEDDON
ATTORNEY - AT - LAW



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

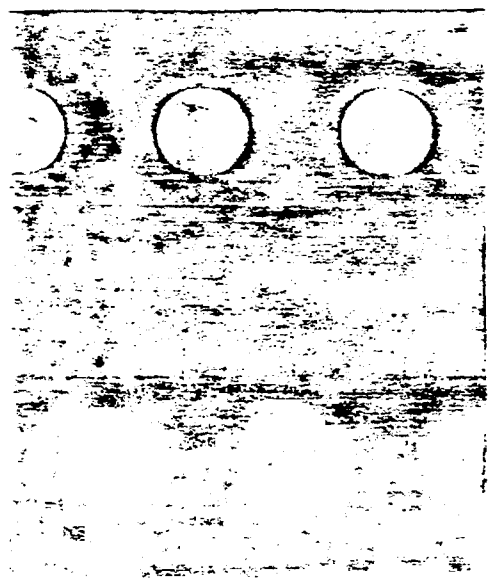
RECEIVED OF _____

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
	104000.00
CON TX	384.80
PRFEE	1.00
MDEED	8.00
TOTAL	393.80
CHECK	393.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/20/94 01 08:10 0001 9916

92254
IDENTIF. ↑ REFERENCE

94 SEP 20 AM 8:11
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 836225