41

This Instrument Prepared By:
Farris, Warfield & Kanaday
17th Floor, Third National Bank Building
Nashville Tennessee 37219

BOOK 9469 PAGE 807

ADDRESS NEW OWNER:
Keisha Gardner Clemmons
937 Russell Street, Unit 11
Nashville, Tennessee 37206

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Empire of America Realty Credit Corp.
#2 Empire Plaza, 100 Seneca Street
Buffalo, NY 14203

MAP AND PARCEL:
MAP 82-16
GROUP B
PARCEL 201.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantee named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Mollie Francis Dove, Unmarried ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Keisha Gardner Clemmons, Unmarried ("Grantee"), her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

SEE ATTACHED EXHIBIT A

This description is the same as that which appears in the previous deed.

This is improved property known as Russell Street Commons II, 937 Russell Street, Unit 11 a/k/a Unit 201, Nashville, TN 37206.

This conveyance is made subject to:

SEE ATTACHED EXHIBIT B

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, her heirs, successors and assigns, forever; and Grantor does covenant with Grantee that Grantor herself lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind myself, my heirs, successors and representatives, to warrant and forever defend the title to the Property to Grantee, her heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 19th day of September, 1994.

Mollie Francis Dove
Mollie Francis Dove, by Katherine A. Austin
By Katherine A. Austin, attorney-in-fact
Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named, Katherine A. Austin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed on behalf of Mollie Francis Dove and acknowledged that she executed the same as the free act and deed of Mollie Francis Dove. Witness my hand and official seal at Nashville, Tennessee, this the 19th day of September, 1994.

Julie A. Carson
NOTARY PUBLIC

My Commission Expires: 5-23-98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $55,000.00.

Katherine A. Austin, Attorney 9-19-94
AFFIANT

Subscribed and sworn to before me this 19th of September, 1994.

Julie A. Carson
NOTARY PUBLIC

My Commission Expires: 5-23-98

92400
IDENTIFICATION REFERENCE

94 SEP 20 AM 9:31

ELIA [illegible] REGISTER
DAVIDSON COUNTY, TN.

0076 09/20 0101 03CHECK 216.50

146273.1 9/19/94

EXHIBIT A

Being Unit No. 201 of Russell Street Commons II Condominium created under Title 66, Chapter 27, Sections 101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6928, page 645, and amended in Book 7049, page 202, Register's Office for Davidson County, Tennessee, together with Storage Room 201 and Parking Space 202 and the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit B to the Amendment to said Master Deed, of record in Book 7049, page 202, said Register's Office. Reference is hereby made to the Plat of Russell Street Commons II, of record in Book 6900, page 89, as corrected in Book 7049, page 201, said Register's Office, for a more complete identification and description of said Unit. Said Russell Street Commons II, also being shown as Lot No. 2 on the Plat of Aeby Subdivision III, of record in Book 6250, page 574, said Register's Office, to which reference is hereby made.

Being the same property conveyed to Mollie Frances Dove by deed from Charles Galbreath and wife, Joyce Galbreath, of record in Book 8578, page 654, Register's Office for Davidson County, Tennessee.

EXHIBIT B

This conveyance is made subject to:

1. Any and all Real Property Taxes for the year 1994 and all subsequent years.

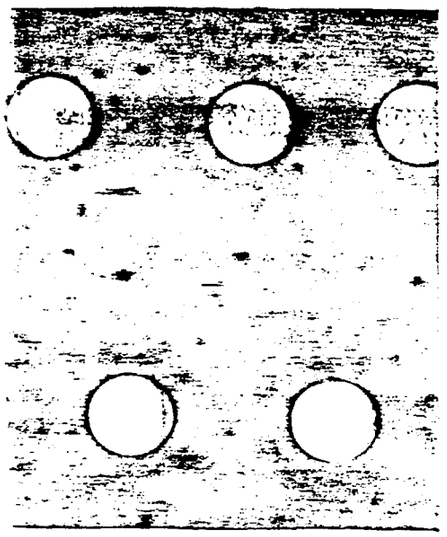
2. The premises herein is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Russell Street Commons II Condominium, of record in Book 6928, page 645, amended in Book 7049, page 202, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto of record in Book 6928, page 675, said Register's Office.

3. All matters shown on the Plan of record in Book 6250, Page 574, said Register's Office.

4. All matters shown on the Plan of record in Book 6900, Page 89, as corrected in Book 7049, page 201, said Register's Office.

5. Liens for any unpaid assessments and/or special assessments.

6. Rights of others in and to the common elements.



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

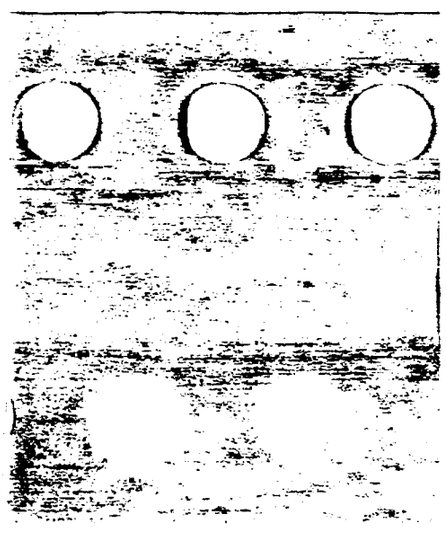
RECEIVED OF _____

FOR _____

BOOK 9469 PAGE 810

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	55000.00
CON TX	203.50
PRFEE	1.00
MTGEED	12.00
TOTAL	216.50
CHECK	216.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 0076

92400
IDENTIF. ← REFERENCE

94 SEP 20 AM 9:31

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 836384