Box 12
cw

FROM: JOHN P. BROWN AND WIFE, ANNE K. BROWN

TO: CONSTANCE D. BAER

THIS INSTRUMENT PREPARED BY:

WALLER LANSDEN DORTCH & DAVIS
511 UNION ST., SUITE 2100
NASHVILLE, TENNESSEE 37219-1760

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Constance D. Baer	SAME	Map 117-7-C
103 Hampton Place		Parcel 103
Nashville, Tn. 37215		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $190,000.00.

Constance D. Baer
Affiant

Subscribed and sworn to before me, this the 20th day of September, 1994.

Carol R. Rivers
Notary Public

My Comm. Expires: 1/25/97

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, we, John P. Brown and wife, Anne K. Brown, hereinafter called "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto Constance D. Baer, hereinafter called "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit A.

This is improved property known as 103 Hampton Place, Nashville, Tn. 37215.

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, her heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE 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, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs, successors, assigns, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 hands this 20th day of September, 1994.

John P. Brown

Anne K. Brown by John P. Brown as Attorney-in-Fact

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 John P. Brown, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 20th day of September, 1994.

NOTARY PUBLIC

My Commission Expires: 1/25/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 20th day of September, 1994, before me, the undersigned, a Notary Public in and for said County and State, personally appeared John P. Brown, to me known to be the person who executed the foregoing instrument in behalf of Anne K. Brown, and acknowledged that he executed the same as the free act and deed of the said Anne K. Brown.

Witness my hand and seal, at office in Nashville, Tennessee, this the 20th day of September, 1994.

NOTARY PUBLIC

My Commission Expires: 1/25/97

EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. 103, Hampton Place Townhomes, Condominium Site, as of record in Plat Book 5200, page 421, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to John P. Brown and wife, Anne K. Brown, by deed from Hampton Place Joint Venture composed of Four-O-One Financial Corporation and Roark, Inc., of record in Book 7244, page 445, Register's Office for Davidson County, Tennessee.

The above property is conveyed subject to the following:

1. All matters as shown on the Plan of record in Book 5200, page 421, said Register's Office.

2. Terms, conditions, easements, rights and liens as set forth in the Master Deed of Hampton Place Townhomes, and the By-Laws appended thereto, of record in Book 5891, page 897, said Register's Office.

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

0644 09/21 0101 03CHECK 716.00

92933
IDENTIF. & REFERENCE

94 SEP 21 PM 2:48

REGISTER
DAVIDSON COUNTY, TN.



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

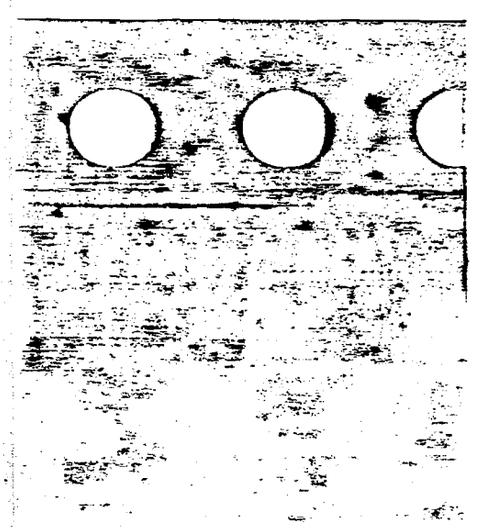
RECEIVED OF _____

FOR _____

BOOK 9471 PAGE 442

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 190000.00
CON TX 703.00
PRFEE 1.00
~~MTGFEE 12.00~~
~~TOTAL 716.00~~
CHECK 716.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/21/94 01 14:47 0001 0644

92933
IDENTIF. ↑ REFERENCE

94 SEP 21 PM 2:48
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 836944