THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994 Box 44	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $189,000.00. AFFIANT Subscribed and sworn to before me, this 11th day of November, 1994. Notary Public My Commission Expires: 5/23/96

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Marc Fortune	Standard Federal Bank	117-02-0-C-033.00CO
664 Timber Lane	2600 W. Big Beaver Road	
Nashville, TN 37215	Troy, MI 48084	7DA 71473

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **PAUL H. SANDERS, UNMARRIED**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **MARC FORTUNE**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, on the Plan of Regency Park, as of record in Book 3700, pages 111 and 112, Register's Office for said County, the part described as follows:

UNIT NO. 33 on the plan together with the carport designated Number 33A as shown in and described by the Master Deed establishing a Horizontal Property Regime with respect to Woodlawn Manor, Inc., including the Surveyor Plans and the Administrative By-Laws thereunto By-Laws thereunto attached and exhibited, recorded in Book 3815, page 778, Register's Office for said County, as amended in Book 4364, page 381, changing the name to Regency Park Condominium, and further amended in Book 4767, page 431, Register's Office for said County, together with each and all of the rights, privileges and appurtenances thereunto belonging, as set forth in the said Master Deed, including without limitation such unit's undivided percentage interest in the land and general common elements.

Being the same property conveyed to Paul H. Sanders and wife, Pauline C. Sanders by deed from Woodlawn Manor, Inc., of record in Book 4144, page 23, Register's Office for Davidson County, Tennessee; the said Pauline C. Sanders having since died.

This conveyance is made subject to:

1. Master Deed establishing a Horizontal Property Regime of record in Book 3815, page 778, Register's Office for Davidson County, Tennessee, as amended in Book 4364, page 381 and Book 4767, page 431, Register's Office for said County.

2. Matters shown on the Plan of record in Book 3700, pages 111 and 112, Register's Office for said County.

3. Repurchase and Option Agreement of record in Book 3907, page 839, Register's Office for said County, and Counterpart to Repurchase and Option Agreement of record in Book 4132, page 858, Register's Office for said County.

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

This is improved property known as 664 Timber Lane, 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, his heirs and assigns, forever; and I covenant with the said Grantee that I am 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 further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person 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 11th day of November, 1994.

Paul H. Sanders

3607 11/14 0101 03CHECK 708.30

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **PAUL H. SANDERS**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 11th day of November, 1994.

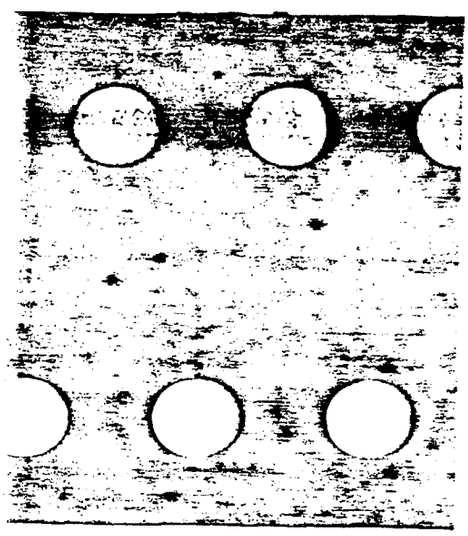
Notary Public

My Commission Expires: 5/23/98

08564
IDENTIF. & REFERENCE

94 NOV 14 AM 10:55
DAVIDSON COUNTY, TN.

0020606.01



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

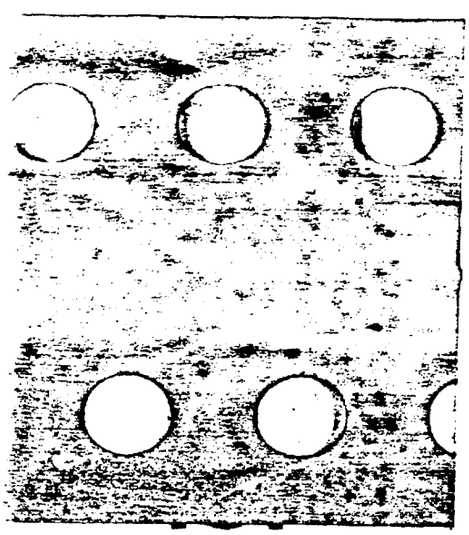
RECEIVED OF _____

FOR _____

BOOK 9519 PG 435

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
189000.00
CON TX 699.30
PRFEE 1.00
WDEED 8.00
TOTAL 708.30
CHECK 708.30

11/14/94 01 10:55 0001 3607

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08564
IDENTIF. & REFERENCE

94 NOV 14 AM 10:55
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 853688