Box 37
LL

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Robert P. Thomas and John Z. C. Thomas 405 Rose Hall 33rd Avenue South Nashville, TN 37212	104-6-N-304	Same
This instrument prepared by: Boult, Cummings, Conners & Berry 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

BOOK 9547 PG 390

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Phyllis L. Lewis, an unmarried person, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to Robert P. Thomas and John Z. C. Thomas, as tenants in common, (the "Grantees"), Grantees' heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. All matters shown on the Plan of Rose Hall Condominiums of record in Plat Book 6900, page 379, Register's Office for Davidson County, Tennessee.

2. The premises herein conveyed 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; 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 Rose Hall Condominiums, of record in Book 7307, page 760, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto of record in Book 7307, page 769, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn to before me this 16 day of December, 1994.

Notary Public
My Commission Expires: 5/23/98

This is improved property, known as 304 Rose Hall, 33rd Avenue South, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantees, Grantees' heirs and assigns, forever.

Grantor covenants with the Grantees that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to the Property to the said Grantees, Grantees' heirs and assigns, against the lawful claims of all persons whomsoever, except that no warranty is made as to the amount of acreage in the Property.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 16 day of December, 1994.

Phyllis L. Lewis

PHYLLIS L. LEWIS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Loretta B. Lane, Notary Public, Phyllis L. Lewis, an unmarried person, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 16 day of December, 1994.

Loretta B. Lane

Notary Public

My Commission Expires: 5/23/98

17823

IDENTIF. & REFERENCE

94 DEC 16 AM 11:13

REGISTER
DAVIDSON COUNTY, TN.

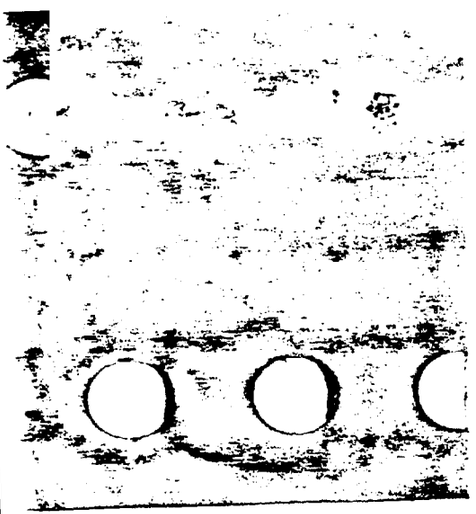
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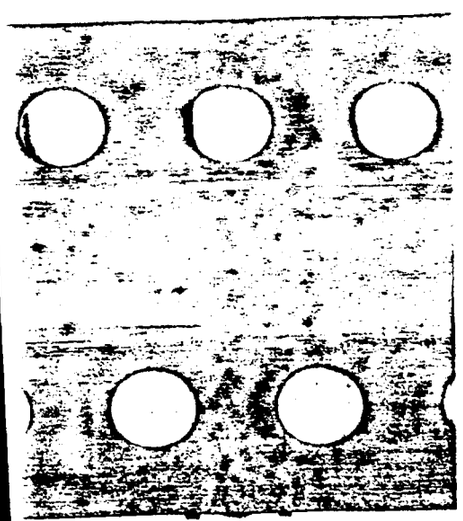
19766 | LLANE
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EXHIBIT A

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 304 on the Plan of Rose Hall Condominiums of record in Plat Book 6900, page 379, Register's Office for Davidson County, Tennessee, which amends Lots 37, 38, 39, 40 and 41 of Bransford Realty Company's West End Avenue Place of record in Book 322, page 15, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Phyllis L. Lewis, an unmarried person, by deed from Union Planters National Bank, a national banking association, formerly Fidelity Federal Bank, a Federal Savings Bank, of record in Book 8627, page 347, Register's Office for Davidson County, Tennessee.





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

RECEIVED OF _____

FOR _____

BOOK 9547 PG 393

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
~~MTGFEE 12.00~~
~~TOTAL 383.00~~
CHECK 383.00
12/16/94 01 11:24 0001 3764

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

17823
IDENTIF. ↑ REFERENCE

94 DEC 16 AM 11:13
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 863714