BOOK 9556PG871

#329390.01 12/20/94

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (MDS)
2700 First American Center
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Stefanie Ranee England 245 Hillsboro Place Nashville, Tennessee 37215	Same	Map 117-03-0-D Parcel 245

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, Mark T. Vandiver ("Grantor") has bargained and sold, and by these presents transfers and conveys unto Stefanie Ranee England ("Grantee"), her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 245 of Hillsboro Station Condominiums, Hillsboro Place of record in Book 6250, page 751, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Grantor by deed dated June 15, 1987 from Dalton Development Corporation of record Book 7278, page 380, said Register's Office.

The source of this description is the prior referenced deed.

This is improved property known as 245 Hillsboro Place, Nashville, Tennessee 37215.

Said property is conveyed subject to the following matters:

1. Taxes for 1995 and subsequent years. Said taxes are neither due nor payable.

2. Rules and Regulations for Vehicles and Parking of record in Book 8140, pages 689 and 690.

3. Right-of-way contract of record in Book 1877, page 581.

4. Sewer Easement(s) of record in Book 3531, page 572, Book 3531, page 576 and Book 3531, page 592.

5. Easement(s) to Metropolitan Government of Nashville and Davidson County, as set forth in instrument recorded in Book 3965, page 909 and Book 4158, page 34.

6. Easement(s) to State of Tennessee, as set forth in instrument recorded in Book 4633, page 468.

7. Overhead Line Easement of record in Book 6595, page 58.

8. Storm Water Detention Agreement of record in Book 6629, page 452.

9. All matters shown on Plat recorded in Book 6250, pages 751, 752 and 753.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, her heirs and assigns, forever. Grantor covenant that, subject to the matters set forth above, Grantor is lawfully seized

Grantee, her heirs and assigns, forever. Grantor covenant that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds himself and his heirs and representatives to warrant and forever defend the title to said land to Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

Whenever used, the singular shall include the plural and the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS our hands this 13th day of December 1994.

Mark T. Vandiver

The undersigned, Letetia Herbert Vandiver, joins in this conveyance for the purpose of quitclaiming and conveying all her right, title and interest in the said property which she may own by virtue of her marriage to Mark T. Vandiver.

Letetia Herbert Vandiver

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Mark T. Vandiver and Letetia Herbert Vandiver, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 13th day of December 1994.

Notary Public

My Commission Expires:

March 25, 1995

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $87,500.

Affiant

Sworn to and subscribed before me this 13th day of December, 1994.

Notary Public

My Commission Expires:

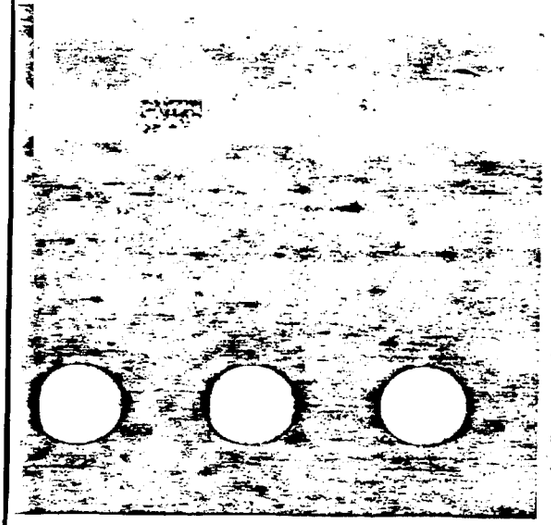
March 25, 1995

6992 12/29 0101 03CHECK 332.75

20777

IDENTIFICATION REFERENCE

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



RECEIVED OF _____

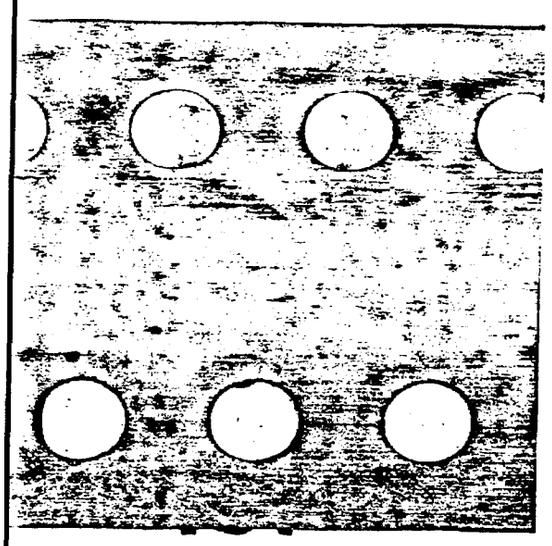
FOR _____

BOOK 9556 PG 873

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	87500.00
			CON TX	323.75
			PRFEE	1.00
			WDEED	8.00
			TOTAL	332.75
			CHECK	332.75
12/28/94	01		12:21 0001	6992

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



20777
IDENTIF. & REFERENCE

94 DEC 28 PM 12:21
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 867391