PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (cmw) Title No: 36048
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Steve G. Condurelis, III Gaye G. Condurelis 26 Foxhall Close Nashville, TN 37215	Union Planters Bank of Middle Tennessee, N.A. P.O. Box 3137 Memphis, TN 38173-0137

TAX MAP-PARCEL NUMBERS: 117-09-A-026 07DA 70932

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 consideration, the receipt of which is hereby acknowledged, the undersigned **Karen A. Tidmore and Flora A. Gorentz,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Steve G. Condurelis, III and spouse, Gaye G. Condurelis,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 26 on the plan of Foxhall Close, of record in Book 4860, page 46 and amended in Book 5005, page 136, Book 5380, page 122, Book 5441, page 645 and Book 5839, page 610, Register's Office for said County to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Karen A. Tidmore and Flora A. Gorentz, both unmarried, as tenants in common with right of survivorship by deed from Michael E. Collins and wife, Marva K. Collins of record in Book 8663, page 345, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 4954, Page 586, Book 5832, page 378 and Book 5875, page 873, said Register's Office, and to the matters set forth in the referenced Plan of record.

This instrument is executed on behalf of Karen A. Tidmore by Flora A. Gorentz as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 26 Foxhall Close, 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 3rd day of January, 1995.

Karen A. Tidmore, By: Flora A. Gorentz, Atty-In-Fact

Flora A. Gorentz

State of Tennessee
County of Davidson

On this 3rd day of January, 1995, before me the undersigned authority, personally appeared **Flora A. Gorentz**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/16/95

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 274000.00

Affiant

Sworn and subscribed before me on the 3rd day of January, 1995.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/16/95

Notary Public

9368 01/05 0101 03CHECK 1026.80

BOOK 9564 PG 518

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 **Flora A. Gorentz**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Karen A. Tidmore**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 3rd day of January, 1995.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: My Commission Expires 9/16/95

EXHIBIT "A"
To
WARRANTY DEED

FROM: Karen A. Tidmore and Flora A. Gorentz

TO: Steve G. Condurelis, III and Gaye G. Condurelis

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Flora A. Gorentz, Affiant

Sworn to and subscribed before me this

3rd day of January, 1995.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/16/95

Notary Public

My Commission Expires:_____

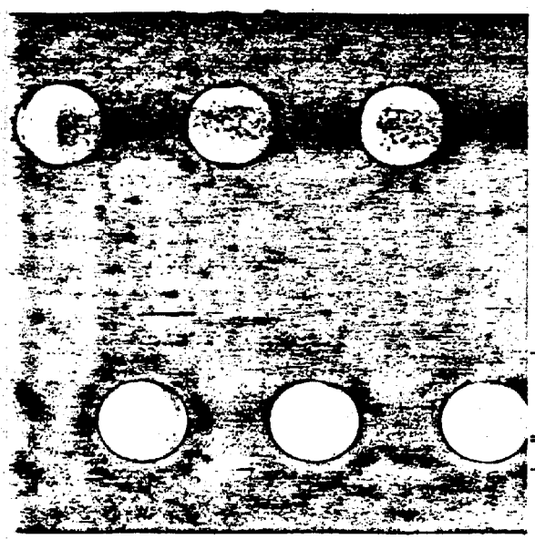
95 JAN -5 AM 10:09
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

22999
IDENTIF. & REFERENCE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 9564 PG 519

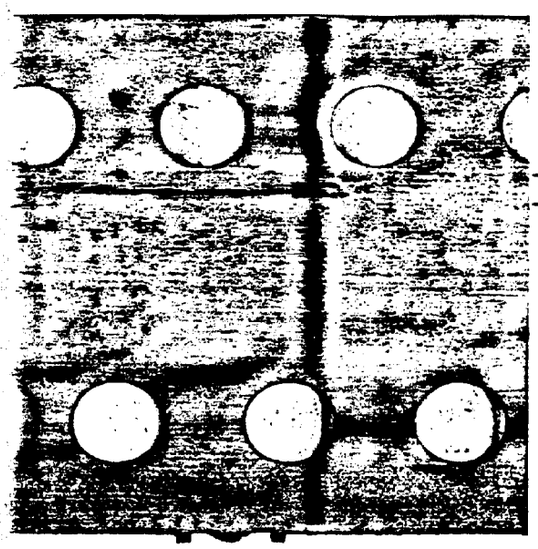
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 274000.00
CON TX 1013.80
PRFEE 1.00
WDEED 12.00
TOTAL 1026.80
CHECK 1026.80

01/05/95 01 10:09 0001 9388

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



22999
IDENTIF. ↑ REFERENCE

95 JAN -5 AM 10: 09
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 869258