INFORMATION FURNISHED BY JOHN V. ADAMS, ATTORNEY

FORM NO. WD-1

BOOK 9586 PG 299

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF January 19 95

_____
Notary Public

MY COMMISSION EXPIRES: 12-07-98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
T. LARRY EDMONDSON, 2nd Floor, 808 Broadway, Nashville, TN 37203
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
John M. Rothberg	SAME	131-2-A
(NAME)	(NAME)	
2116 Hobbs Rd. #A-3		Parcel 300
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Nancy Spann Graham, formerly Nancy L. Spann, and husband, William James Graham

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John M. Rothberg & And & Elaine Rothberg

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. A-3 on the plan of Hobbs House Apartments, Condominium Apartments, of record in Book 4595, page 74 and amended in Book 5200, page 54, both in the Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Nancy L. Spann, unmarried, (now known as Nancy Spann Graham) by deed from James H. Reed, II and wife, Jacqueline N. Reed and Barbara R. Mangum of record in Book 6923, page 24, said Register's Office.

This conveyance is made subject to (a) property taxes for 1993 for which Grantees will be responsible, (b) Master Deed & By-Laws of record in Book 5289, page 515, amended in Book 5292, page 958, Book 6822, page 893, Book 7802, page 299 and Book 7824, page 974, said Register's Office, and (c) the matters set forth on said plan of record.

The said William James Graham joins in this conveyance for any marital rights he might have.

AFTER RECORDING RETURN TO:
NationsBank Of Tennessee - LDC
3401 West End Ave., Ste. 110
ATTN: Jeffrey Duly

This is unimproved ( ) improved (X) property, known as 2116 Hobbs Road, #A-3, Nashville 37215
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 6th day of January, 19 95

Nancy Spann Graham
NANCY SPANN GRAHAM, formerly NANCY L. SPANN

[redacted] [redacted]

BOOK 9588 PG 300

STATE OF TENNESSEE
Davidson County

Personally appeared befcre me, Margaret G. Johnston, a Notary Public in and for said County and State, the within named Nancy Spann Graham, formerly Nancy L. Spann and husband, William James Graham

the bargainor s, 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 and official seal at Portland, Tennessee, this 24th day of January, 1995.

Commission Expires 1/24/98

Margaret G. Johnston Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

30660

IDENTIFICATION REFERENCE

95 FEB -2 AM 10:37

REGISTER
DAVIDSON CO. TN.

WARRANTY DEED

FROM

Nancy Spann Graham, formerly Nancy L. Spann and husband, William James Graham

TO

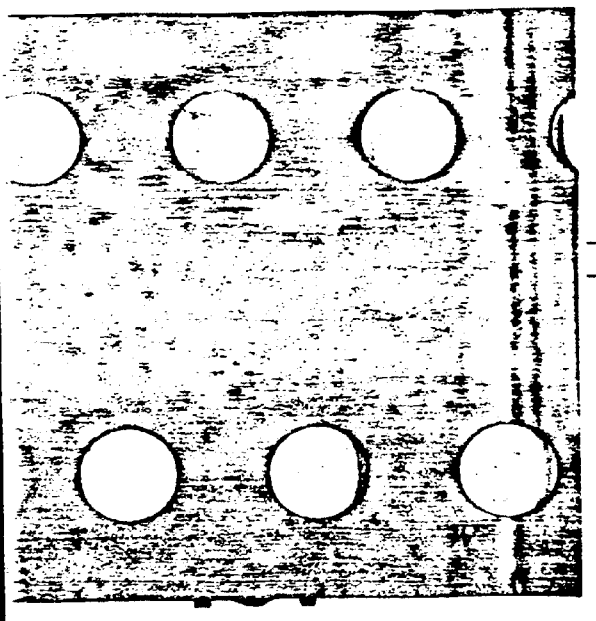
John M. Rothberg, Unmarried AND Elaine Rothberg, Unmarried

7940 02/02 0101 03CHECK 175.50

ATTORNEYS TITLE™ A Minnesota Title Company

SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101





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

RECEIVED OF _____

FOR _____

BOOK 9586 PG 301

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 45000.00
CON TX 166.50
PRFEE 1.00
WDEED 8.00
TOTAL 175.50
CHECK 175.50
02/02/95 01 10:38 0001 7940

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30660
IDENTIF. ↑ REFERENCE

95 FEB -2 AM 10: 37
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 877695