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

BOOK 9600PG425

W & I Ref: (cmw) Title No: 36172
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jane B. Alexander 4505 Harding Road, #180 Nashville, TN 37205	SAME

TAX MAP-PARCEL NUMBERS: 116-03-B-154 07DA 78039

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 **Lucille G. Owen, a single person,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jane B. Alexander, a single person,** 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:**

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 154, in a Horizontal Property Regime located on the Plat of Royal Oaks Condominiums, as of record in Book 5200, page 45, said Register's Office, to which plan reference is hereby made for a more complete description of said unit.

BEING the same property conveyed to Jean J. Gill, unmarried, and Lucille G. Owen, unmarried, by deed from Royal Oaks Limited Partnership, an Illinois Limited Partnership of record in Book 5283, page 900, said Register's Office. Jean J. Gill died on or about 7-14-94, unmarried and intestate. Lucille G. Owen is her sole heir at law (see Probate File No. 94P1118).

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 restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 5282, Page 972, said Register's Office, and to the matters set forth in the referenced Condominium Plan of record.

This is improved property, known as: 4505 Harding Road, #154, Nashville, TN 37205

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 21st day of February, 1995.

Lucille G. Owen

Lucille G. Owen

State of Tennessee
County of Davidson

On this 21st day of February, 1995, before me the undersigned authority, personally appeared **Lucille G. Owen**, 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.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

My Commission Expires: _____ 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: $ 68500.00

Affiant

Sworn and subscribed before me on the 21st day of February, 1995.

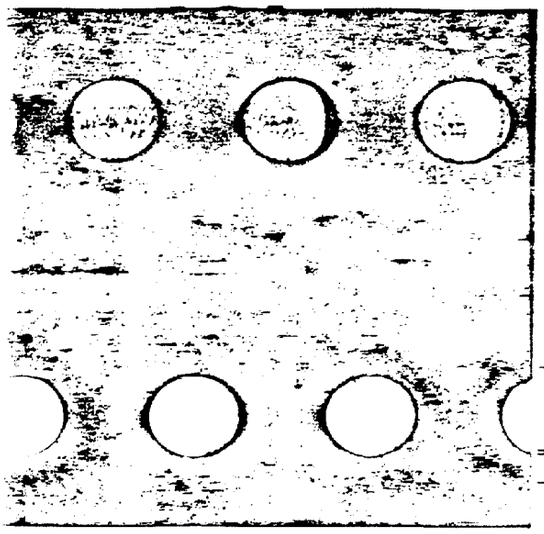
PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

My Commission Expires: _____ Notary Public

95 FEB 22 AM 10:12 REGISTER DAVIDSON COUNTY, TN.

36071 IDENTIF. & REFERENCE

3790 02/22 0101 03CHECK 262.45



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

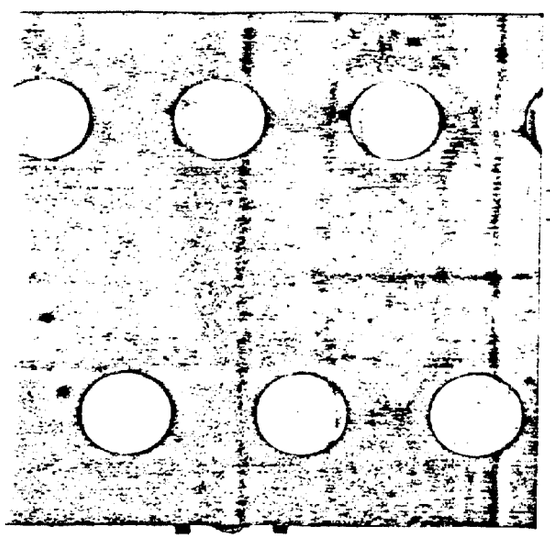
BOOK 9600 PG 427

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	68500.00
CON TX	253.45
PRFEE	1.00
WDEED	8.00
TOTAL	262.45
CHECK	262.45

02/22/95 01 10:11 0001 3790



360711 IDENTIFICATION REFERENCE

95 FEB 22 AM 10:12

REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 883483