38265 Box 58

IDENTIF. # REFERENCE

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

95 MAR -1 PM 2:45

FILED & RECORDED REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (kd) Title No: 36107
Dav. Co. File: ~~Box 8~~

BOOK 9607 PG 672

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Guillermo Thomas Yvette Grenier 3455 Golf Club Lane Nashville, Tennessee 37215	SAME

TAX MAP-PARCEL NUMBERS: 117-7F-13

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 **Thomas F. Sabow and spouse, Kimberly K. Sabow,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Guillermo Thomas and Yvette Grenier, as joint tenants with rights of survivorship,** 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. 13 on the plan of Brighton Court, Phase One, as set forth in Exhibit "D" to the Master Deed and By-Laws, to which Exhibit "D" reference is made for a more complete description thereof, of record in Book 6629, Page 532, and amended in Book 6912, Page 158 and in Book 6912, Page 163, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Thomas F. Sabow and spouse, Kimberly K. Sabow by deed from DeYor CPF/MetPath, Inc., and Ohio Corporation, of record in Book 9317, Page 26, and re-recorded in Book 9536, Page 271, Register's Office for Davidson County, Tennessee.

SUBEJCT to Master Deed and By-Laws, which contain restrictive covenants and other matters of record in Book 6629, Page 532, Book 6912, Page 158, Book 6912, Page 158, all in the Register's Office for said County, All assessments provided for in the above referenced Master Deed and By-Laws, which are due and payable, must be paid.

This instrument is executed on behalf of Thomas F. Sabow by Kimberly K. Sabow 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: 3455 Golf Club Lane, Nashville, Tennessee 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 24th day of February, 1995.

Thomas F. Sabow
Thomas F. Sabow, By: Kimberly K. Sabow, Atty-In-Fact

Kimberly K. Sabow
Kimberly K. Sabow

State of Tennessee
County of Davidson

On this 24th day of February, 1995, before me the undersigned authority, personally appeared **Kimberly K. Sabow**, 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.

Notary Public

My Commission Expires: _____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 134000.00

Affiant

Sworn and subscribed before me on the 24th day of February, 1995.

Notary Public

My Commission Expires: _____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

6214 03/01 0101 03CHECK 508.80

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 **Kimberly K. Sabow**, 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 **Thomas F. Sabow**, 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 24th day of February, 1995.

Notary Public

My Commission Expires:_____

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

EXHIBIT "A"
To
WARRANTY DEED

FROM: Thomas F. Sabow and Kimberly K. Sabow

TO: Guillermo Thomas and Yvette Grenier

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.

Kimberly K. Sabow
Kimberly K. Sabow, Affiant

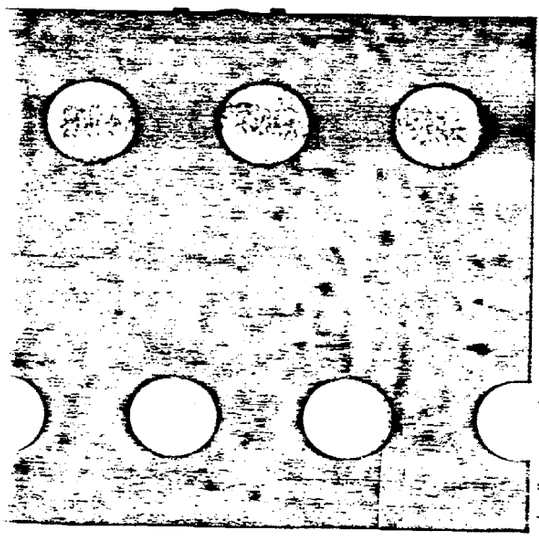
Sworn to and subscribed before me this

24th day of February, 1995.

Notary Public

My Commission Expires:_____

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



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

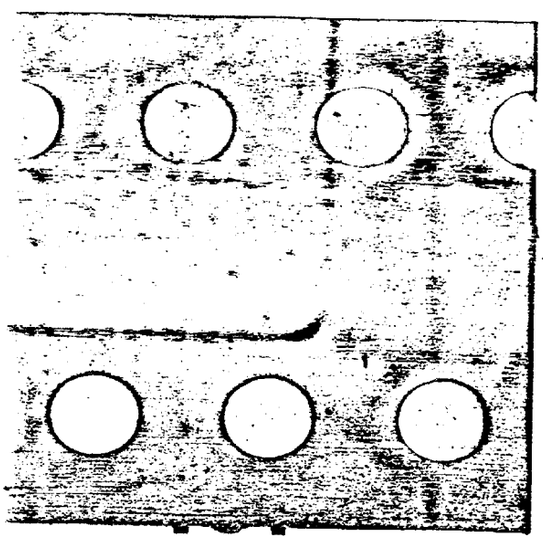
RECEIVED OF _____

FOR _____

BOOK 9607 PG 675

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 134000.00
CON TX 495.80
PRFEE 1.00
WDEED 12.00
TOTAL 508.80
CHECK 508.80

03/01/95 01 14:46 0001 6214

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

38265
IDENTIF. & REFERENCE

95 MAR -1 PM 2:4[illegible]
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 885872