WARRANTY DEED

BOOK 9615 PG 956

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 281,534.95

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF March 19 95

Notary Public

MY COMMISSION EXPIRES: June 10, 1998
(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
Beaty Title Company, 5550 Franklin Road Suite 103, Nashville, TN 37220

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RICHARD A. OSIAS (NAME)	RICHARD A. OSIAS (NAME)	MAP 131
505 Almonte Court (ADDRESS)	3991 Gulf Shore Blvd. W-1401 (ADDRESS)	GROUP 5C
Nashville TN 37215 (CITY) (STATE) (ZIP)	Naples FL 33940 (CITY) (STATE) (ZIP)	PARCEL 505.00CO

FOR AND 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, MICHAEL L. JOYCE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICHARD A. OSIAS AND WIFE, JUDY B. OSIAS

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 part of the Hillsborough Concominiums tract as shown on a plat of record in Book 6250, page 699, Register's Office for Davidson County, Tennessee; said part hereby conveyed being:

Unit No. 505 on the said section plat, as shown in and described by the Master Deed Establishing a Horizontal Property Regime with respect to the Hillsborough Condominiums, including the Plan and the Administrative By-Laws thereunto attached and exhibited, of record in Book 6822, page 721, Register's Office for Davidson County, Tennessee.

TOGETHER with each and all of the rights, privileges, and appurtenances thereunto belonging, as set forth in said Master Deed, Plan and Administrative By-Laws, including without limitation such unit's undivided percentage interest in the land and general common element.

Subject, however, to all of the provisions, conditions, restrictions, options, burdens, and undertakings contained in the Master Deed, the Plan and Adminsitrative By-Laws thereunto attached and to the rules and regulations, all of which the Buyer does assume and agrees to observe and perform, including, but not limited to the payment of assessments.

Being part of the same property conveyed to Michael L. Joyce by deed from First American National Bank of record in Book 9343, page 631, Said Register's Office.

This conveyance is made subject to the Plan of record in Book 6250, page 699; Restrictive Covenants of record in Book 6674, page 583; the terms and

CONTINUED

unimproved ( )
This is improved (X) property, known as 505 ALMONTE COURT, NASHVILLE, TN 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 my hand this 7th day of March 19 95

MICHAEL L. JOYCE

BOOK 9615 PG 957

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 MICHAEL L. JOYCE

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, _____, Tennessee, this 7th day of March, 1995.

Commission expires June 10, 1998

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

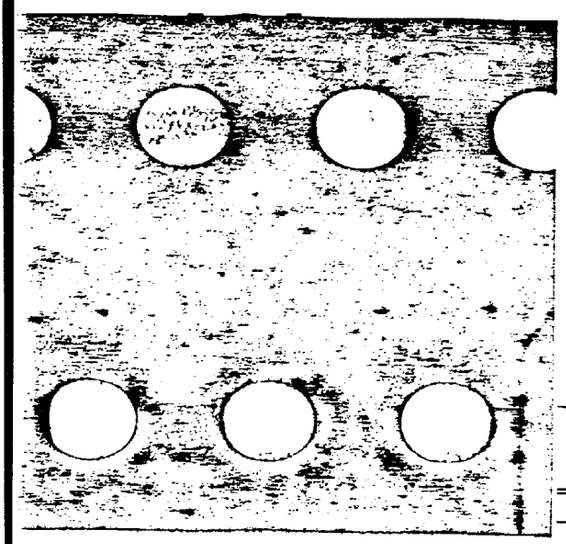
Notary Public

LEGAL DESCRIPTION CONTINUATION

conditions set forth in the Master Deed of record in Book 6822, page 721; the By-Laws set forth in Book 6822, page 747; Easements of record in Book 6702, page 330; Book 4378, page 710; Book 4161, page 814; Book 6229, page 484; Book 4403, page 627; Book 6303, page 601; Book 4377, page 710; 20 foot sewer easement across southwest corner and taxes for the current year which have been prorated and assumed by the Grantees herein.

The property being conveyed herein is not the place of residence of the Grantor and or his spouse.

41106
IDENTIFICATION REFERENCE
95 MAR 10 PM 12:54
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.
PICK-UP
9338 03/10 0101 03CHECK 1054.55



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

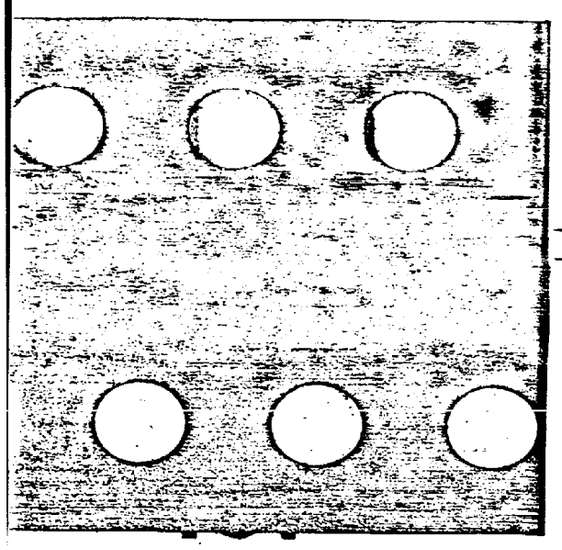
RECEIVED OF _____

FOR _____

BOOK 9615 PG 959

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 281534.95
CON TX 1041.55
PRFEE 1.00
BANK 12.00
TOTAL 1054.55
CHECK 1054.55

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/10/95 01 12:55 0001 9338

41106
IDENTIF. & REFERENCE

95 MAR 10 PM 12:54
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 888950