WARRANTY DEED

BOX #19B

#95-4-10 BOOK 9639 PG 572

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 83,000.00

Dianna M Godwin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF April 19 95

Peter Weiss
Notary Public

MY COMMISSION EXPIRES: September 16, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS
DIANNA M. GODWIN (NAME)	COLUMBIA NATIONAL, INCORPORATED (NAME)	MAP 142-07-0-D
204 Wynbrook Court (ADDRESS)	P. O. Box 3050 (ADDRESS)	PARCEL 204co
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Columbia, Maryland 21045-6050 (CITY) (STATE) (ZIP)	FB #09D-80673

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, GURJEET DHINDSA, UNMARRIED, AND HARBANS S. DHINDSA, A MARRIED PERSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DIANNA M. GODWIN, A MARRIED PERSON

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:

LAND in Davidson County, Tennessee, being Unit No. 204 of Wynbrook Condominiums created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 7285, Page 918, and as amended in Book 7507, Page 271, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the plat of Wynbrook Condominiums, as shown on the Exhibit "A" to the Master Deed, of record in Book 7285, Page 918, and as amended in Exhibit "C" to the Amendment to the Master Deed, of record in Book 7507, Page 271, in said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Gurjeet Dhindsa and Harbans S. Dhindsa, as joint tenants with right of survivorship, by Deed from Security Federal Savings and Loan Association of Nashville, of record in Book 8109, Page 598, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 6519, Page 458, in Book 6529, Page 560, in Book 7037, Page 683, in Book 7470, Page 130, and in Book 7550, Page 809, said Register's Office; is subject to the By-Laws of Wynbrook Homeowners' Association, Inc., of record in Book 7285, Page 957, Register's Office for Davidson County, Tennessee, for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens,

CONTINUED

unimproved ( )
This is improved (X) property, known as 204 Wynbrook Court, Nashville, TN 37221
(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 hand s this 5th day of April 19 95

Gurjeet Dhindsa
GURJEET DHINDSA

HARBANS S. DHINDSA

STATE OF TENNESSEE BOOK 9639 PG 574

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named GURJEET DHINDSA, UNMARRIED, AND HARBANS S. DHINDSA, A MARRIED PERSON

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 Brentwood, Tennessee, this 5th day of April 19 95

Commission expires September 16, 1995

Notary Public

TER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 _____

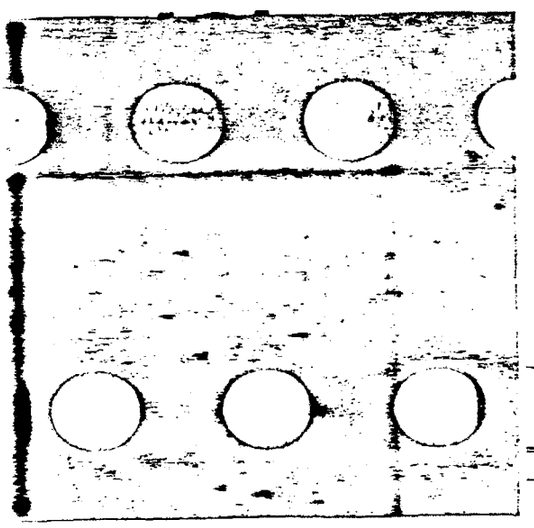
Notary Public

LEGAL DESCRIPTION CONTINUATION

assessments, and other undertakings contained in the Master Deed, as of record aforementioned, establishing a Horizontal Property Regime of Wynbrook Condominiums; easements and setback lines, if any, as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein.

THE SUBJECT PREMISES IS NOT, AND NEVER HAS BEEN, THE PRINCIPAL PLACE OF RESIDENCE OF HARBANS S. DHINDSA.

IDENTIFICATION REFERENCE



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

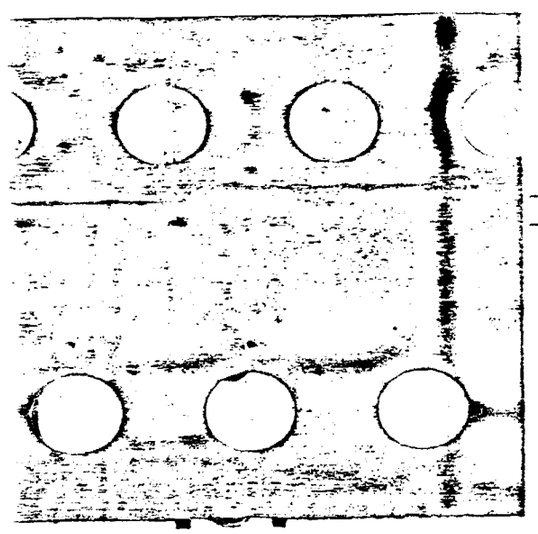
RECEIVED OF _____

FOR _____

BOOK 9639 PG 575

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	83000.00
CON TX	307.10
PRFEE	1.00
MDEED	8.00
TOTAL	316.10
CHECK	316.10

04/06/95 01 13:59 0001 9392

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

49308
IDENTIF. & REFERENCE

95 APR -6 PM 2:00

REGISTER
DAVIDSON COUNTY, TN.

No. 897908