BOOK 9647 PG 704

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,500.00

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 17th DAY OF April, 19 95

NOTARY PUBLIC

My Commission expires: 8-10-97

THIS INSTRUMENT PREPARED BY

Robert F. Doyle, Attorney, 613 Woodland Street, Nashville, Tennessee. 37206
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Dvora A. Forchione, et vir (NAME)	Dvora A. Forchione, et vir (NAME)	Map 131-02-A
2116 Hobbs Road, Unit E 3 (ADDRESS)	2116 Hobbs Road, Unit E 3 (ADDRESS)	Par. 22
Nashville, Tennessee. 37215 (CITY) (STATE) (ZIP)	Nashville, Tennessee. 37215 (CITY) (STATE) (ZIP)	7DA-79132

Warranty Deed

For and in Consideration of the sum of $ 57,500.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

CASON A DICKINSON, a single person and JOHN A. SPANN, III AND WIFE, LOUISE SPANN

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

DVORA A. FORCHIONE AND HUSBAND, NICK FORCHIONE

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being Unit E-3, of Hobbs House Condominium Apartments, of record in Book 4595, page 74, as amended in Book 5200, page 54, said Register's Office, and by Master Deed of record in Book 5289, page 515, as amended, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Cason A. Dickinson and John A. Spann, III by deed from Richard Gibson, single, of record in Book 8648, page 481, said Register's Office.

This conveyance is made Subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 61-2701 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests 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, assessments, and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Hobbs House Condominium Apartments of record in Book 5289, page 515, as amended in Book 5292, page 958, and further amended in Book 5293, page 612, and Book 7802, page 299, Register's Office for Davidson County, Tennessee. Said By-Laws amended in Book 6822, page 893, and Book 7824, page 974, said Register's Office.

This is unimproved ( ) improved (X) property, known as Unit E3, Hobbs House Apt. Condominiums, 2116 Hobbs Road, Nashville, TN 37215
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 17th day of April, 19 95.

CASON A. DICKINSON

JOHN A. SPANN, III

LOUISE SPANN

INDIVIDUAL ACKNOWLEDGMENTS:

BOOK 9647 PG 705

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named John A. Spann, III and Louise Spann, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 17th day of April, 19 95.

My Commission expires:
11-28-98

Cynthia A. Foster
Notary Public

CYNTHIA A. FOSTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Cason A. Dickinson, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 17th day of April, 19 95.

My Commission expires:
8-10-97

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

My Commission expires:

_____

Notary Public

95 APR 18 AM 9:47
FELIA [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

5249 5

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

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

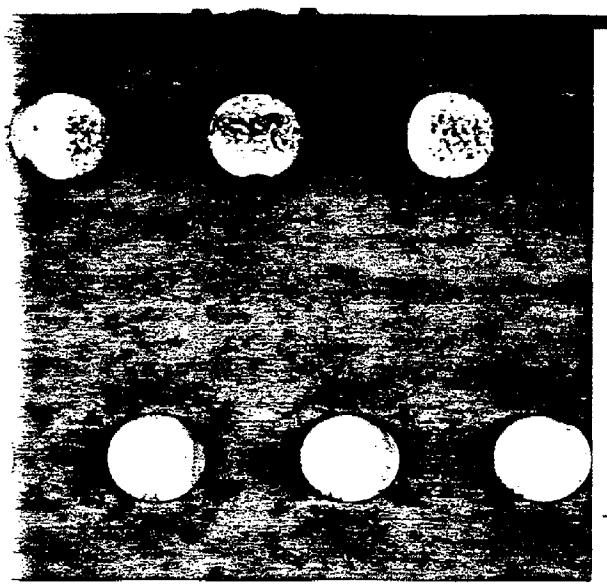
My Commission expires:

_____

_____
Notary Public

[illegible] 0101 03CHECK

221.75



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

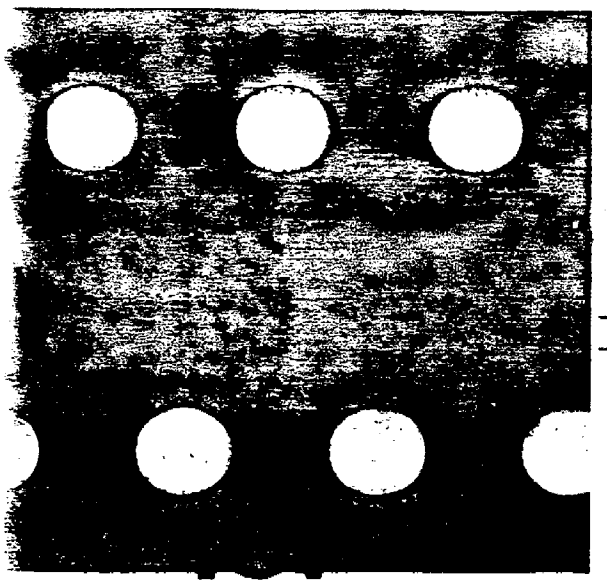
BOOK 9647 PG 706

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT 57500.00	
			CON TX 212.75	
			PRFEE 1.00	
			MDEED 8.00	
			CHECK 221.75	
04/18/95	01	09:47 0001	1836	



52495
IDENTIF. # REFERENCE

95 APR 18 AM 9:47

DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 901311