BOOK 9666 PG 493

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 187,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
27th DAY OF April 19 95

Notary Public

MY COMMISSION EXPIRES: January 24, 1998
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SECURITY ESCROW & TITLE CO., 2323 21st Avenue South, Ste. 200, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	OWNER PARCEL NUMBERS
Dorothy M. Brittingham (NAME)	(NAME)	MAP 117-02
664 Timber Lane (ADDRESS)	SAME (ADDRESS)	GROUP C
Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	PARCEL 33

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, Marc Fortune

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dorothy M. Brittingham, a single 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, on the Plan of Regency Park, as of record in Book 3700, Pages 111 and 112, Register's Office for said County, the part described as follows:

UNIT NO. 33 on the plan together with the carport designated Number 33A as shown in and desribed by the Master Deed establishing a Horizontal Property Regime with respect to Woodlawn Manor, Inc., including the Surveyor Plans and the Administrative By-Laws thereunto attached and exhibited, recorded in Book 3815, Page 778, Register's Office for said County, as amended in Book 4364, Page 381, changing the name to Regency Park Condominium, and further amended in Book 4767, Page 431, Register's Office for said County, together with each and all of the rights, privileges and appurtenances thereunto belonging, as set forth in the said Master Deed, including without limitation such unit's undivided percentage interest in the land and general common elements.

Being the same property conveyed to Marc Fortune by deed from Paul H. Sanders, unmarried of record in Deed Book 9519, Page 433, Register's Office for said County.

This conveyance is made subject to:

1. Master Deed establishing a Horizontal Proeprty Regime of record in Book 3815, Page 778, Register's Office for Davidson County, Tennnessee, as amended in Book 4364, Page 381 and Book 4767, Page 431, Register's Office for said County.

2. Matters shown on the Plan of record in Book 3700, Pages 111 and 112,

CONTINUED

unimproved ( )
This is improved (X) property, known as 664 Timber Lane, Nashville, Tennessee 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 27th day of April 19 95

Marc Fortune

BOOK 9666PG494

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 Marc Fortune

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 27th day of April 19 95.

Commission expires January 24, 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

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LEGAL DESCRIPTION CONTINUATION

Register's Office for said County.

3. Repurchase and Option Agreement of record in Book 3907. Page 839, Register's Office for said County, and Counterpart to Repurchase and Option Agreement of record in Book 4132, Page 858, Register's Office for said County.

4. Rights of others in and to the common elements.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

3603 05/08 0101 03CHECK

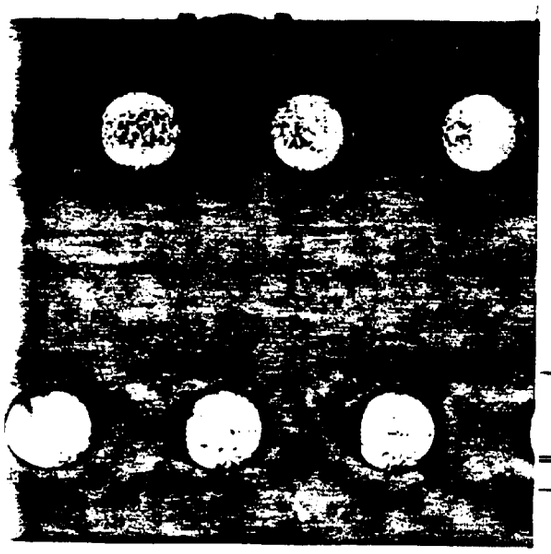
95 MAY -8 PM 12:16

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE

58601

790.90



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

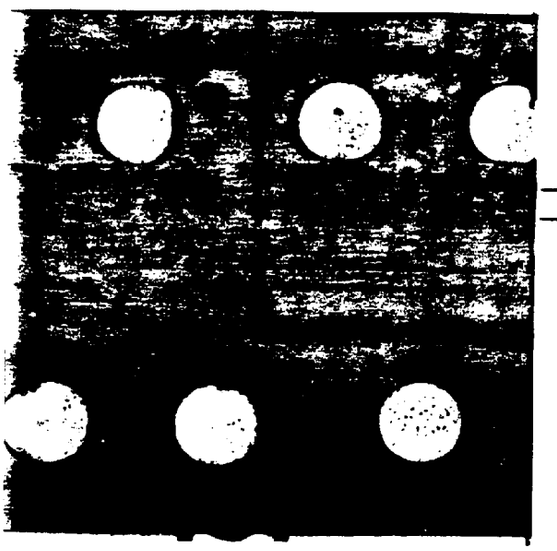
RECEIVED OF _____

FOR _____

BOOK 9666PG495

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
187000.00
CON TX 691.90
PRFEE 1.00
WDEED 8.00
TOTAL ~~700.90~~
CHECK ~~700.90~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/08/95 01 12:16 0001 9603

58601
IDENTIF. ↑ REFERENCE

95 MAY -8 PM 12:16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 908007