Box 2

BOOK 9707 PG 770

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 160,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of June 1995

JACQUE L. FREEZE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE (AFFIX SEAL) My Commission Expires March 27, 1999

Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carlene M. Lebous	First Union National Bank of Tennessee	104-10-0-C-20CO
(NAME)	(NAME)	
348 Elmington Avenue	150 4th Avenue North	07DA 71606
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Virginia H. Cavert, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carlene M. Lebous, unmarried

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 Elmington Condominium tract as shown per plan of record in Plat Book 4660, page 60, of the Register's Office of Davidson County, Tennessee, identified as follows:

Unit B-20 on said plat as shown in and described by the Master Deed establishing horizontal property regime with respect to Elmington Condominium, including the Surveyors Plans and the Administrative By-Laws the unto attached and exhibited, recorded in Book 4486, page 553 of the Register's office of Davidson County, Tennessee.

Being the same property conveyed to Albert J. Cavert and wife, Virginia H. Cavert, by deed from G. T. Scott, U. Grant Browning and Miller Kimbrough, Jr., a partnership doing business as K. B. S. Company, of record in Book 4518, Page 651, Register's Office for Davidson County, TN. The said Albert J. Cavert having since died.

This conveyance is subject to the following: Taxes for the year 1995 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Book 4660, page 60; Master Deed of record in Book 4486, page 547 as amended in Book 4963, page 265 and By-Laws in Book 4486, page 553 as amended in Book 4963, page 263 and further amended in Book 5362, page 258 and Book 5516, page 302; Instrument of correction of record in Book 4673, page 102; Agreement of record in Book 4662, page 242; all of record in the Register's office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 348 Elmington Avenue, Nashville, TN 37205
(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 15th day of June 19 95

Virginia H. Cavert
Virginia H. Cavert

STATE OF TENNESSEE

BOOK 9707 PG 771

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Virginia H. Cavert, unmarried

the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 15th day of June, 19 95.

Commission expires

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires March 27, 1999

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

WARRANTY DEED

FROM

Virginia H. Cavert

TO

Carlene M. Lebous

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

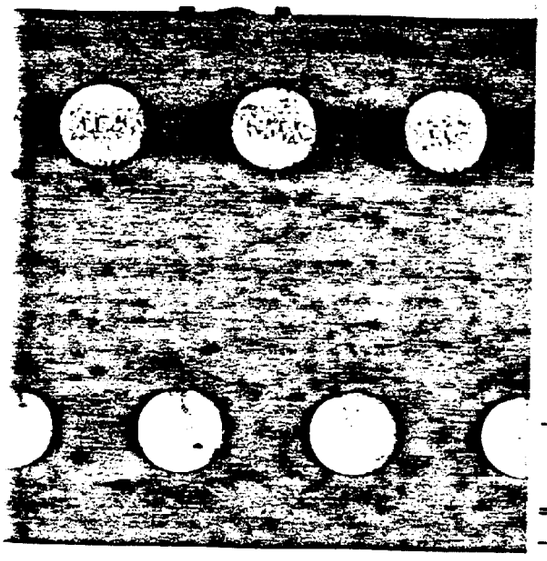
IDENTIF. & REFERENCE 0071926

95 JUN 21 AM 8:47

FELIX E. ROBERTSON REGISTER
DAVIDSON COUNTY, TN.

3298 06/21 0101 03CHECK

602.85



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

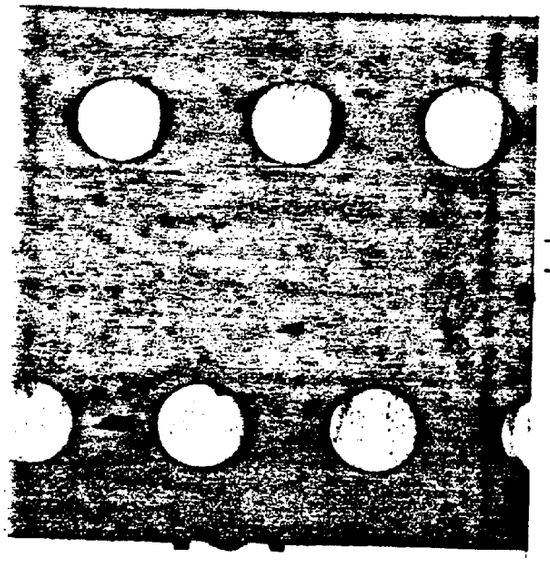
RECEIVED OF _____

FOR _____

BOOK 9707 PG 772

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	
	160500.00
CON TX	593.85
PRFEE	1.00
WDEED	8.00
TOTAL	602.85
CHECK	602.85

06/21/95 01 08:48 0001 3298

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0071926
IDENTIF. ↑ REFERENCE

95 JUN 21 AM 8:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 922511