9719:743

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (ljh) Title No: 36672
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Patricia A. Glassburn 4487 Post Place #96 Nashville, TN 37205	Franklin American Mortgage Company 214 Overlook Court #150 Brentwood, TN 37027

TAX MAP-PARCEL NUMBERS: 103-15-B-96

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John Mark Tarver and spouse, Sarah T. Tarver** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Patricia A. Glassburn, an unmarried person,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 96 on the plan of Lion's Head Condominiums, of record in Book 5200, page 82, Register's Office for said County to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to John Mark Tarver, unmarried, by deed from Debra E. Lavoi, now being Debra E. Mackie and husband, Fred Mackie, of record in Book 7199, page 56, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

The property herein conveyed is subject to easement for sewer line purposes granted K. C. Club Incorporated of Nashville, Tennessee, by the most Rev. William L. Adrian, Bishop of Nashville, of record in Book 3224, page 527 and Book 3376, page 102, said Register's Office, easement to construct and maintain a pipe line for natural gas granted Nashville Gas Company, a Tennessee Corporation, by the Most Rev. William L. Adrian, Roman Catholic Bishop of the Diocese of Nashville, of record in Book 3969, page 788, said Register's Office, the location of which is shown on page 789, overhead line easement granted Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board of said Government by grant from David M. Carney and wife,, of record in Book 4995, page 32, said Register's Office, easement granted Metropolitan Government of Nashville and Davidson County, Tennessee, acting by and through the Electric Power Board of said Metropolitan Government by grant from David M. Carney and wife, of record in Book 4889, page 140, Register's Office fro said County, a 20 foot sewer easement across the southeasterly portion of premises and across the northeasterly portion of premises, a 20 foot gas line easement (said easement extends across the center portion of the subject property and has a varied width at its northeasterly extremity), Richland Creek (the rights of upper and lower riparian owners to the free and unobstructed flow of the water of Richland Creek extending through the subject property without diminution of pollution), a Nashville Electric Service Easement along the northeasterly line of premises and an owner's certificate, as depicted on the survey made by James L. Murphy, Jr., and Co., dated June 5, 1974, and as shown on survey made by E. Ralph Roberson, Jr., May 5, 1976, and as appears on the Plan of the David M. Carney Development, of record in Book 4675, page 134, Register's Office for Davidson County, Tennessee and to the restrictions, easements, liens and other matters

set forth in the Master Deed and By-Laws of record in Book 5340, Page 70, Book 5342, page 683 and Book 5340, page 121, said Register's Office, and to the matters set forth in the referenced Condominium Plan of record.

This instrument is executed on behalf of Sarah T. Tarver by John Mark Tarver as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 4487 Post Place #96, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29th day of June, 1995.

John Mark Tarver

Sarah T. Tarver, By: John Mark Tarver, Atty-In-Fact

State of Tennessee
County of Davidson

On this 29th day of June, 1995, before me the undersigned authority, personally appeared **John Mark Tarver**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires: My Commission Expires 9/16/95

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 78000.00

Affiant

Sworn and subscribed before me on the 29th day of June, 1995.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires: EXP 7/27/96

Notary Public

9719:745

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 **John Mark Tarver**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Sarah T. Tarver**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 29th day of June, 1995.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN My Commission Expires 9/16/96

Notary Public

My Commission Expires:_____

EXHIBIT "A"
To
WARRANTY DEED

FROM: John Mark Tarver

TO: Patricia A. Glassburn

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

John Mark Tarver, Affiant

Sworn to and subscribed before me this

29th day of June, 1995.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN My Commission Expires 9/16/96

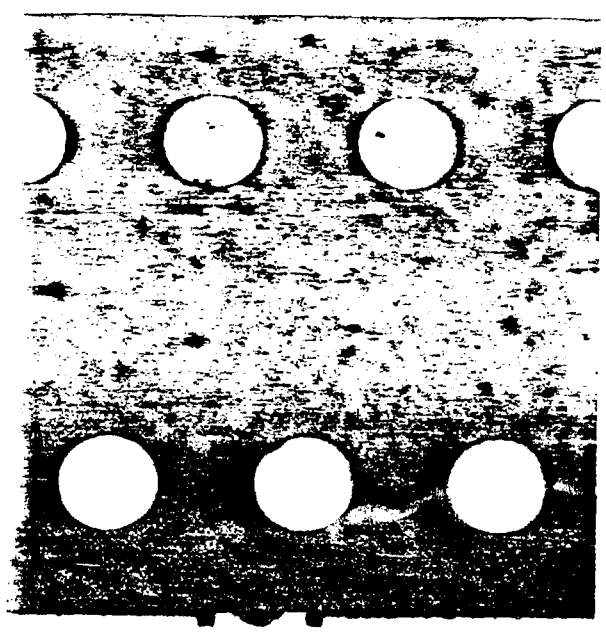
Notary Public

My Commission Expires:_____

00755534
IDENTIFICATION REFERENCE

95 JUL -3 PM 12:21
DAVIDSON COUNTY, TN.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9719 PG 746

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	78000.00
CON TX	288.60
PRFEE	1.00
MREEK	12.00
TOTAL	301.60
CHECK	301.60

07/03/95 01 12:23 0001 7361

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0075634
IDENTIFICATION REFERENCE

95 JUL -3 PM 12:21

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. [illegible]