WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
BOOK 9734 PG 610
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,500.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18th DAY OF July 19 95
Notary Public
MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Premier Title & Escrow, Inc. 4321 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James W. Maughan (NAME)	Southeastern Mortgage of TN, Inc. (NAME)	MAP 130-8 A
2200 Harding Place No. 8 (ADDRESS)	565 Marriott Drive, Suite 250 (ADDRESS)	PAR 8 CC
Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	Nashville, TN 37214-5014 (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, Bruce Lee Clayton and wife, Dottie D. Clayton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James W. Maughan and wife, Marialena Maughan

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. 8, together with the appurtenant interest in the common elements of 2200 Harding Place, a horizontal property regime established by Master Deed of record in Book 5971, page 574, corrected in Book 5989, page 549, Register's Office for Davidson County, Tennessee, said parcel being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed, and being located upon Lot No. 4 on the Plan of 2200 Harding Place of record in Plat Book 5200, page 463, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Bruce Lee Clayton and wife, Dottie D. Clayton by Special Warranty Deed from Dominion Bank of Middle Tennessee, formerly Nashville City Bank and Trust Co., of record in Book 8214, page 111, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all easements and restrictions of record.

Limitations and conditions imposed by the "Horizontal Property Act" as set out in Code Sections 66-27-101 et seq., of the Tennessee Annotated. Terms, provisions, covenants, conditions, easements and rights established by and contained in the Master Deed of 2200 Harding Place a Horizontal Property Regime, recorded in Book 5971, page 574 and Book 5989, page 549 said Register's Office for Davidson County, Tennessee; the plat recorded in Plat Book 5200, page 463 Register's Office for said County, and the By-Laws of record in Book 5971, page 612, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2200 Harding Place No. 8, 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 our hand s this 18th day of July 19 95

Bruce Lee Clayton

Dottie D. Clayton

Dottie D. Clayton

BOOK 9734 PG 611

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 Bruce Lee Clayton and wife, Bettie D. Clayton

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 Nashville, Tennessee, this 18th day of July, 1995.

Commission expires 6-9-98

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

IDENTIFICATION REFERENCE

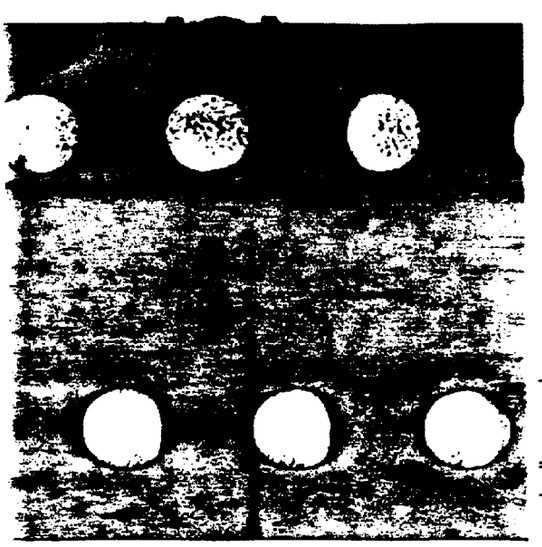
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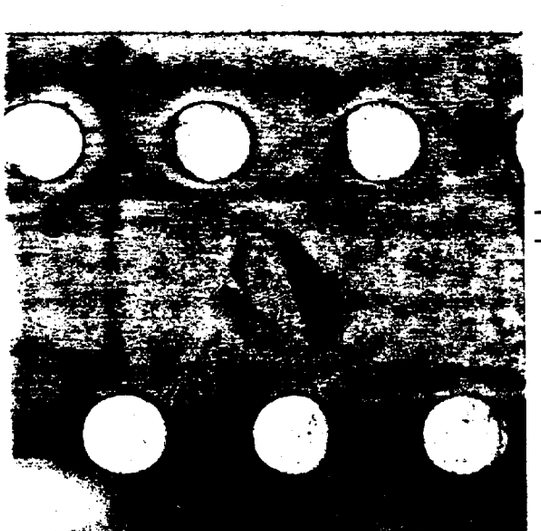
REGISTER
DAVIDSON CO. TN.

MAIL ENV.

00802.39

Page 2 of 2





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9734 PG 612

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
112500.00
ERNR CO
CAMT
112500.00-
CAMT
312500.00
CON TX 1156.25
PRFEE 1.00
MFEES 8.00
TOTAL 1165.25
CHECK 1165.25
07/19/95 01 10:39 0001 2445

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00080239
IDENTIF. ← REFERENCE

95 JUL 19 AM 10:38
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 931537