File Box 51-A

This Instrument Prepared By:
Lawless & Associates, P.C.
19th Fl., First American Center
Nashville, Tennessee 37238-0068

ADDRESS NEW OWNER:
Rachel Browning
21 Vaughn's Gap Road Unit # 11
Nashville, TN 37205

SEND TAX BILL:
To Owner

MORTGAGEE:
First American National Bank
First American Center
Nashville, TN 37237

MAP AND PARCEL:
MAP 129-15-A
GROUP
PARCEL 11.00 CO

BOOK 9738 PG 445

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, Dianna E. Loney (now Skaggs) and husband, James B. Skaggs, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Rachel Browning, unmarried, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

(SEE EXHIBIT "A" FOR LEGAL DESCRIPTION)

James B. Skaggs joins in this conveyance for the purpose of conveying any and all rights he may have in the property by virtue of his marriage to Dianna E. Loney Skaggs.

James B. Skaggs executes this instrument on behalf of the said Dianna E. Loney Skaggs by virtue of a written Power of Attorney, filed for record in Book 9738, page 443, Register's Office for Davidson County, Tennessee.

The legal description for this transfer is the same as the previous conveyance.

This is improved property known as 21 Vaughn's Gap Road, Unit # 11, Nashville, TN 37205.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Rachel Browning, unmarried, her heirs and assigns, forever; and we, Dianna E. Loney (now Skaggs) and husband, James B. Skaggs, do covenant with the said Grantee 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 Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 24th day of July, 1995.

Dianna E. Loney Skaggs by James B. Skaggs, Attn in-fact

Dianna E. Loney Skaggs by James B. Skaggs her Attorney-in-Fact

James B. Skaggs

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named James B. Skaggs, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal this the 24th day of July, 1995.

NOTARY PUBLIC

My Commission Expires: My Commission Expires MAR. 23, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 24th day of July, 1995,before me personally appeared James B. Skaggs, to me known to be the person who executed the foregoing Warranty Deed in behalf of Dianna E. Loney Skaggs, for the purposes therein contained, and who acknowledged that he executed the same as the free act and deed of the said Dianna E.

Loney Skaggs, signing his name as her Attorney-In-Fact.

Witness my hand and official seal this the 24th day of July, 1995.

NOTARY PUBLIC

My Commission Expires: My Commission Expires MAR. 23, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $73,400.00.

AFFIANT

Subscribed and sworn to before me this 24th day of July, 1995.

NOTARY PUBLIC

My Commission Expires: My Commission Expires MAR. 23, 1996

BOOK 9738 PG 447

00081640

95 JUL 24 PM 1:36

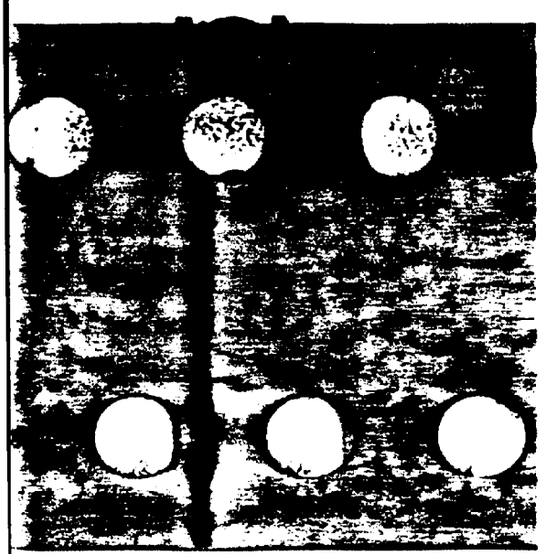
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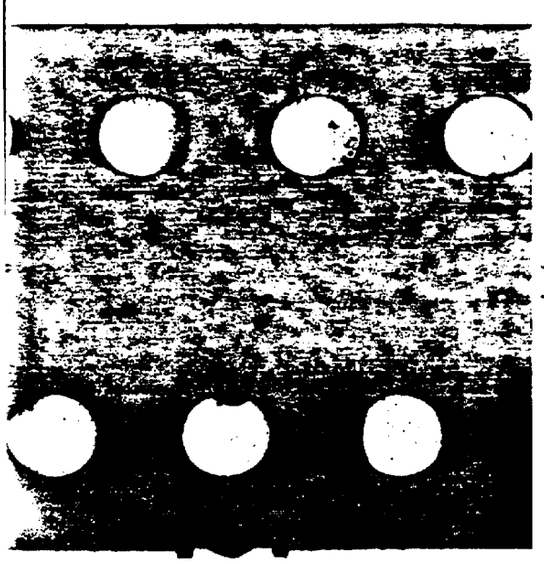
EXHIBIT "A"

BOOK 9738PG443

LAND in Davidson County, Tennessee, being Unit No. 11 of Belle Meade Highlands Condominium created under Title 66, Chapter 27, Sections 101 et seq., as amended Tennessee Code Annotated, and as established by the Master Deed establishing Belle Meade Highlands Condominium, of record in Book 7091, page 302, Register's Office for Davidson County, Tennessee, together with the undivided percentage interests in the common elements appurtenant to said Unit as set forth in Exhibit A-1 of the Master Deed. Reference is hereby made to the plat of Belle Meade Highlands Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete description and identification of said Unit.

BEING the same property conveyed to Dianna E. Loney, an unmarried person, by deed from Resolution Trust Corporation, Conservator for Metropolitan Federal Savings and Loan Association, F.A., as of record in Book 8424, page 924, Register's Office for Davidson County, Tennessee.





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

RECEIVED OF _____

FOR _____

BOOK 9738 PG 449

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 73400.00
CON TX 271.58
PRFEE 1.00
MDEED 16.00
TOTAL 288.58
CHECK 288.58

07/24/95 01 13:39 0001 3965

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0081640
IDENTIF. & REFERENCE

95 JUL 24 PM 1:36
REGISTER
COUNTY, TN.

No. 933043