This Instrument Prepared By:

Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 200
Brentwood, TN 37027

WARRANTY DEED

BOOK 9746 PG 843

ADDRESS NEW OWNER:
Frances J. Smith
120 Hillsboro Place
Nashville, Tennessee 37215

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Third National Bank in Nashville
201 4th Ave. N.
Nashville, Tennessee 37219

MAP AND PARCEL:
MAP 117-3
GROUP C
PARCEL 120

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, I, Richard B. Nelson, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto Frances J. Smith, 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 120 on the Hillsboro Place Condominiums, of record in Book 5200, pages 757 & 758, all in the Register's Office, Davidson County, Tennessee, and to which plan and record thereof.

Being the same property conveyed to Richard B. Nelson by deed from Hillsboro Place Corp., a TN Corporation, of record in Book 6815, page 718, Register's Office for Davidson County, Tennessee.

This is improved property known as 120 Hillsboro Place, Nashville, TN 37215.

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

This conveyance is further made subject to real property taxes for 1995 and subsequent years.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Frances J. Smith, unmarried, her heirs and assigns, forever; and we, Richard B. Nelson do covenant with the said Grantee that he is 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 he does further covenant and bind himself, his 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 my hands this the 17th day of July, 1995.

Richard B. Nelson

95 AUG -1 AM 10:07
FELIX Z. WILSON, REGISTER

0084548
IDENTIF. ↑ REFERENCE

STATE OF TENNESSEE)
COUNTY OF)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Richard B. Nelson 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 Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 17th day of July, 1995.

NOTARY PUBLIC Robert M.Loffi

My Commission Expires: November 20, 1996

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 102,336.00.

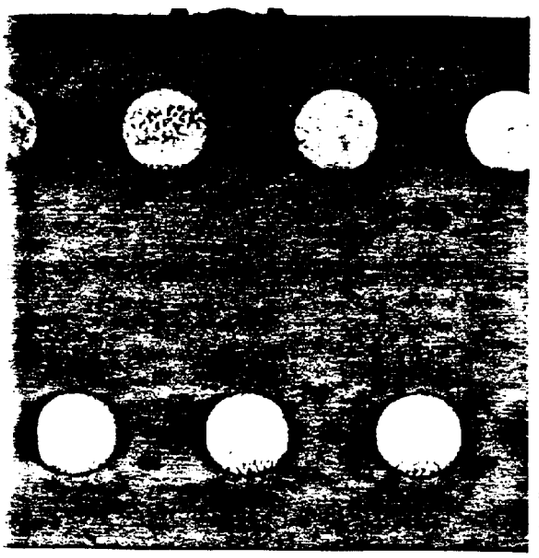
AFFIANT

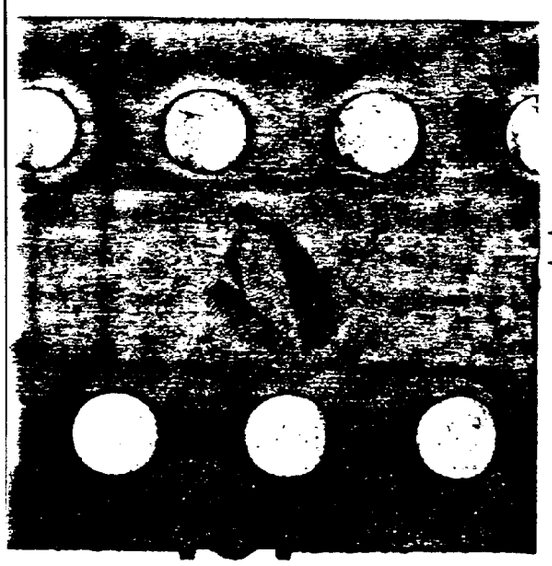
Subscribed and sworn to before me this 17th day of July, 1995.

NOTARY PUBLIC Robert M. Loffi

My Commission Expires: November 20, 1996

7690 08/01 01:01 03CHECK 387.51





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

RECEIVED OF _____

FOR _____

BOOK 9746 PG 845

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
102336.00
CON TX 378.51
PRFEE 1.00
MDEED 8.00
TOTAL ~~387.51~~
CHECK ~~387.51~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/01/95 01 10:09 0001 7090

0084548
IDENTIF. ↑ REFERENCE

95 AUG -1 AM 10:08
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 936129