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: (cmw) Title No: 36788
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Judith M. Wolfsberger 4505 Harding Road, #23-E Nashville, TN 37205	Boatmen's National Mortgage, Inc. 4041 Knight Arnold Road Memphis, TN 38118

TAX MAP-PARCEL NUMBERS: 116-03-A-30 07DA 70029

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 **Timothy J. Breece, a single person,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Judith M. Wolfsberger, a single 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. 23E on the plan of Royal Oaks Tower Condominium Apartments, of record in Book 4460, page 189 as corrected by Surveyor's Certificate of Correction of record in Book 4728, page 756, Register's Office for said County and to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Timothy J. Breece, a single person, by deed from David S. Huggins, Jr. and William Hooper Huggins, of record in Book 8266, page 63, said Register's Office.

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

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 4710, Page 901 and Book 4798, page 813, said Register's Office, and to the matters set forth in the referenced Condominium Plan of record.

This is improved property, known as: 4505 Harding Road, #23-E, 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 1st day of August, 1995.

Timothy J. Breece

State of Tennessee
County of Davidson

On this 1st day of August, 1995, before me the undersigned authority, personally appeared **Timothy J. Breece**, 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.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN 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: $ 59000.00

Affiant

Sworn and subscribed before me on the 1st day of August, 1995.

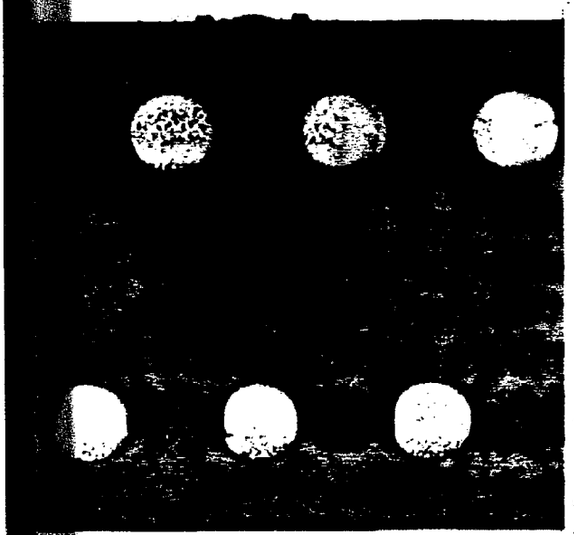
Notary Public

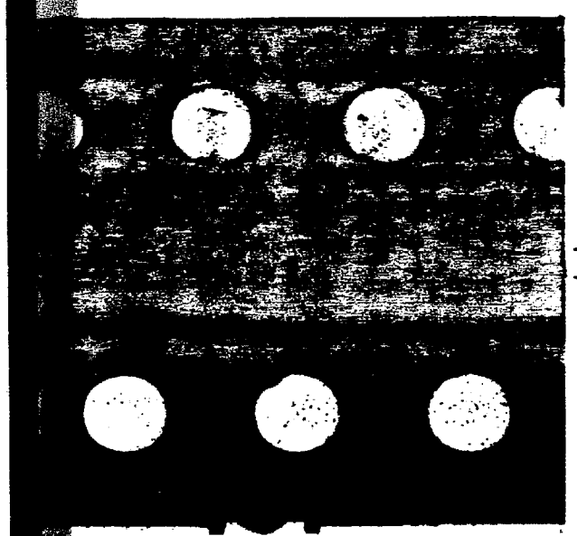
My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN My Commission Expires 9/16/95

7659 08/02 0101 03CHECK 227.30

95 AUG -2 AM 10: 22
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. # REFERENCE
0085073





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

RECEIVED OF _____

FOR _____

BOOK 9748 PG 900

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	59000.00
CON TX	218.30
PRFEE	1.00
WDEED	8.00
TOTAL	227.30
CHECK	227.30

08/02/95 01 10:24 0001 7659

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0085073
IDENTIF. ↑ REFERENCE

95 AUG -2 AM 10: 22
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 936693