BOOK 9876 PG 889

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 61,900.00

Affiant

Subscribed and sworn to before me, this 30th day of November 1995

Notary Public

My Commission Expires: 11.22.97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
VAN GALE POND, JR. 939 Russell Street #302 Nashville, Tennessee 37206	FIRST UNION MORTGAGE 1410 Commonwealth Drive Wilmington, NC 28403	MAP 82-15 B PARCEL 302 UNIT 302

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SIXTY ONE THOUSAND NINE HUNDRED AND NO/100-- ---------- ($ 61,900.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , BRYAN W. FORD

hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto VAN GALE POND, JR., UNMARRIED

hereinafter called the Grantee___, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Unit No. 302, Russell Street Commons, III, of record in Plat Book 6900, page 375, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Included in this conveyance is a covered parking area known as No. 301 of the "Lower Level Parking & Storage", on the the Plan of Russell Street Commons, III, of record in Plat Book 6900, page 375, said Register's Office.

BEING the same property conveyed to Bryan W. Ford by deed from First American National Bank of record in Book 7841, page 997, Register's Office for Davidson County, Tennessee; the said Bryan W. Ford having since married.

TRACEY Z. FORD, spouse of Bryan W. Ford, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

This is improved property known as 939 Russell Street #302, Nashville, Tennessee 37206

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___, his heirs and assigns, forever.

GRANTOR___ COVENANT_s with the said GRANTEE___ that he is lawfully seized and possessed of said land in fee simple, ha_s good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Russell Street Commons, III of record in Book 6900, page 375, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs_ and binds himself___, his___ heirs and representatives to warrant and forever defend the title to the said GRANTEE___, his___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 30th day of November, 19 95.

Bryan W. Ford by
Andy Allen,
Attorney in Fact

BRYAN W. FORD

Tracey Z. Ford by
Andy Allen
Attorney in Fact

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 _____, the bargainor____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal this _____day of _____, 19 ____.

My Commission Expires: _____ Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 this _____day of _____, 19 ____.

My Commission Expires: _____ Notary Public

01-28462
IDENTIF. & REFERENCE
95 DEC 4 PM 3:35
FELIX ZOLLICOFFER JONES II REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared ANDY ALLEN to me known to be the person who executed the foregoing instrument in behalf of BRYAN W. FORD and TRACEY Z. FORD and acknowledged that he executed the same as the free act and deed of the said BRYAN W. FORD and TRACEY Z. FORD.

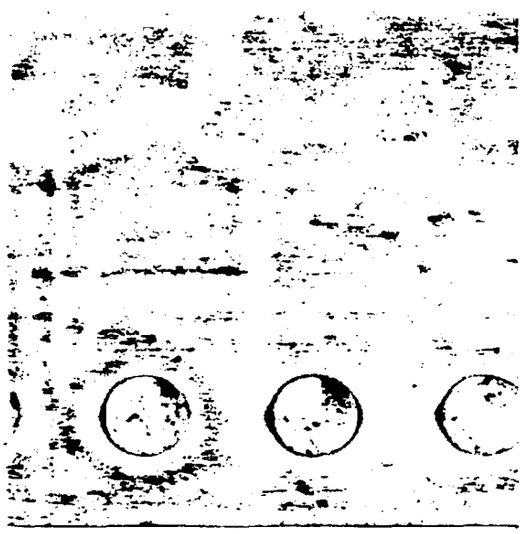
WITNESS my hand and seal this 30th day of November, 1995.

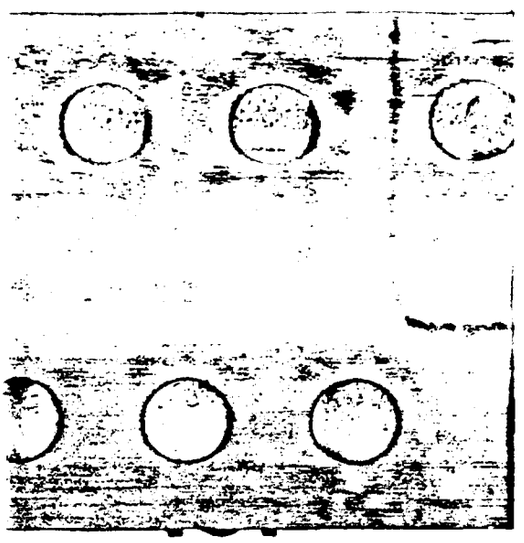
Mitchell A. Ward
Notary Public

My commission expires: 11/22/97

MITCHELL A. WARD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

4345 LR/24 01/01 03CHECK 238.03





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9876 PG 891

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 61900.00
CON TX 229.03
PRFEE 1.00
MLEED 3.00
TOTAL 238.03
CHECK 238.03

12/04/95 01 13:34 0001 4345

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0128462
IDENTIF. ↑ REFERENCE

95 DEC -4 PM 1:3[illegible]

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 982843