Box 19B
95-12-30

WARRANTY DEED

9892 PG 652

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 73,000.00

Barbara Ann Ishmael
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF December 19 95

Peter Weiss
Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BARBARA ANN ISHMAEL (NAME)	FIRST UNION MORTGAGE CORPORATION (NAME)	MAP 142-04-0-A
214 Old Hickory Blvd., #191 (ADDRESS)	4300 Six Forks Road (ADDRESS)	PARCEL 191co
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Raleigh, NC 27609 (CITY) (STATE) (ZIP)	FB 09D-03833

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, MARK C. MCLELLAN, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BARBARA ANN ISHMAEL, AN UNMARRIED WOMAN, AND MELISSA GAIL DIBBLE, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP

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. 191 of Belle Forest Condominiums, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5438, Page 699, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Belle Forest Condominiums, as of record in Book 5200, Page 167, said Register's Office, for a more complete identification and description of such unit.

BEING the same property conveyed to Mark C. McLellan, by Deed from Leon Eugene Sparks and wife, Alberta K. Sparks, of record in Book 9611, Page 601, Register's Office for Davidson County, Tennessee.

The Premises herein conveyed is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over,

CONTINUED

unimproved ( )
This is improved (X) property, known as 214 Old Hickory Blvd., #191, Nashville, TN 37221
(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 my hand this 15th day of December 19 95

MARK C. MCLELLAN
By: Mark C. McLellan by LS
LES SPARKMAN, ATTORNEY-IN-FACT

LEGAL DESCRIPTION CONTINUATION

through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Belle Forest Condominiums, of record in Book 5438, Page 699, Register's Office for Davidson County, Tennessee; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

THIS instrument is being executed in behalf of Mark C. McLellan pursuant to a Power of Attorney executed by same on the 7th day of December, 1995, and being filed for record simultaneously herewith.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

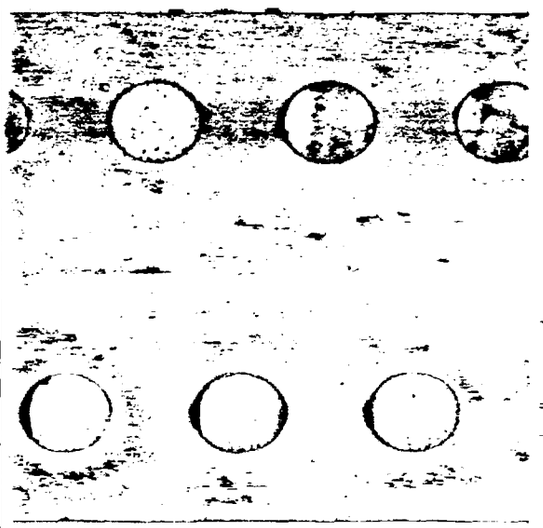
On this 15th day of December, 1995, before me personally appeared Les Sparkman, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of Mark C. McLellan, and acknowledged that he executed the same as the free act and deed of the said Mark C. McLellan.

Notary Public

My Commission Expires: 7/24/99

PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

0133448
IDENTIFICATION REFERENCE
95 DEC 19 PM 12:01
DAVIDSON COUNTY, TN.
9892 12/19 1101 03CHECK 279.10



OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

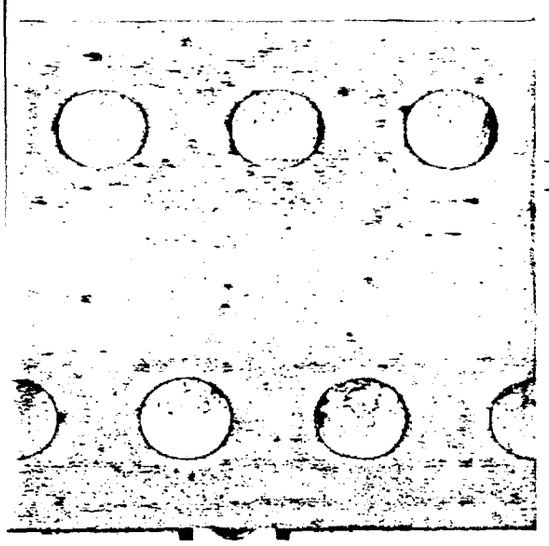
BOOK 9892 PG 654

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	73000.00
CON TX	270.10
PRFEE	1.00
WDEED	8.00
TOTAL	279.10
[illegible]	279.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK [illegible] 7822



0133448

IDENTIFICATION REFERENCE

95 DEC 19 PM 12:02

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN

No. 988246