Box 19B
95-12-71

BOOK 9909 PG 196

WARRANTY DEED

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 $ 200,000.00

Sandra Carlton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th 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
SANDRA CARLTON (NAME)	FRANKLIN AMERICAN MORTGAGE CO. (NAME)	MAP 103-12-0-D
211-B Mockingbird Road (ADDRESS)	214 Overlook Court, Suite 150 (ADDRESS)	PARCEL 102co
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	FB 26W-10051

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, SANDRA LYNN KENNEDY, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SANDRA CARLTON, UNMARRIED

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. 2 of Mockingbird Condominiums, a Horizontal Property Regime, 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 6905, Page 428, and as amended in Book 6915, Page 105, and in Book 9891, Page 746, 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 Mockingbird Condominiums, as shown on Exhibit "A" to the Amendment to the Master Deed of record in Book 6915, Page 105, and in Book 9891, Page 746, said Register's Office, for a more complete identification and description of such unit.

BEING the same property conveyed to Sandra Lynn Kennedy, unmarried, by Deed from Cynthia Renee Chavers, unmarried, of record in Book 7804, Page 989, 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, of record in Book 6905, Page 436, said

CONTINUED

unimproved ( )
This is improved (X) property, known as 211-B Mockingbird Road, Nashville, TN 37205
(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 29th day of December 19 95

SANDRA LYNN KENNEDY
By: Sandra Lynn Kennedy by Barbara K. Breen
BARBARA K. BREEN, ATTORNEY-IN-FACT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 29th day of December, 1995, before me personally appeared BARBARA K. BREEN, 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 SANDRA LYNN KENNEDY, and acknowledged that she executed the same as the free act and deed of the said SANDRA LYNN KENNEDY.

Notary Public

My Commission Expires: 7/24/99

PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

LEGAL DESCRIPTION CONTINUED

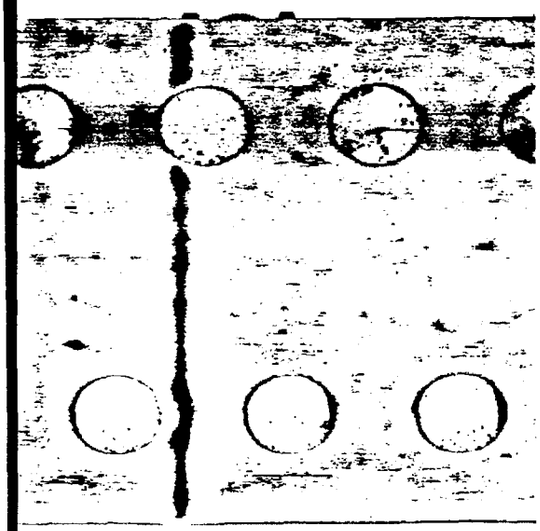
Register's Office; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Mockingbird Condominiums, of record aforesaid; this conveyance is further subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee herein.

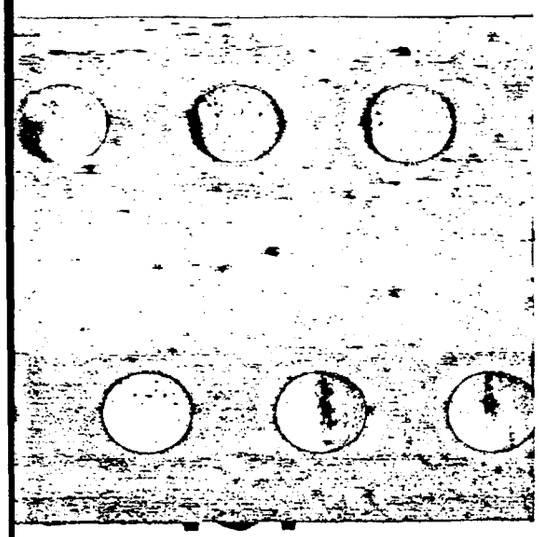
THIS instrument is being executed in behalf of Sandra Lynn Kennedy pursuant to a Power of Attorney executed by same on the 21st day of December, 1995, and being filed for record simultaneously herewith.

4717 01/04 0101 03CHECK 749.00

0138010
IDENTIF. # REFERENCE

96 JAN -4 PM 2:21
FELIX A. [illegible]
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 9909 PG 198

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
200000.00
CON TX 740.00
PRFEE 1.00
MTGFEE 8.00
TOTAL 749.00
CHECK 749.00
01/04/95 01 14:24 0001 4719

· RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0138010
IDENTIF. ↑ REFERENCE

95 JAN -4 PM 2:21

CLERK & MASTER/REGISTER
DAVIDSON COUNTY, TN.

No. 993076