This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

BOOK 9925PG441

ADDRESS NEW OWNER:
Ronald D. Chance and Nancy A. Chance
111 Butterfield Court
Goodlettsville, TN 37072

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
GMAC Mortgage Corporation of PA
8360 Old York Road
Elkins Park, PA 19117-1590

MAP AND PARCEL:
MAP 52-16A
PARCEL 65
11D92414

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Gwen Thompson Huskey, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Ronald D. Chance and Nancy A. Chance, husband and wife, as tenants by the entirety , 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:

> A certain condominium unit in Davidson County, Tennessee, described as follows: Unit No. G-65, in a Horizontal Property Regime as shown on the condominium site plan of Neely's Bend Condominium, as of record in Book 5200, Page 200 as amended by Bill No. 092-231, in the Register's Office, Davidson County, Tennessee.
>
> Being the same property conveyed to Gwen Thompson Huskey , by deed from Paul R. Lapierre of record in Book 5612, Page 743, Register's Office for Davidson County, Tennessee.

The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; 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 covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Neely's Bend Condominium, as of record in Book 5200, Page 200 as amended by Bill No. 092-231, and Master Deed of record in Book 5483, Page 86, By-Laws of record in Book 5483, Page 124, Building Regulations of record in Book 8277, Page 314, and Charter of record in Book 5476, Page 765 and Book 5483, Page 141, said Register's Office.

This is the same description as in previous deed of record.

This is improved property known as 1301 Neelys Bend Road, Unit 65, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ronald D. Chance and Nancy A. Chance, husband and wife, their heirs and assigns, forever; and we, Gwen Thompson Huskey, unmarried 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 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 19th day of January, 1996.

Gwen Thompson Huskey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Gwen Thompson Huskey, unmarried the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 19th day of January, 1996.

NOTARY PUBLIC

My Commission Expires: 9-21-96

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 40,000.00.

AFFIANT

Subscribed and sworn to before me this 19th day of January, 1996.

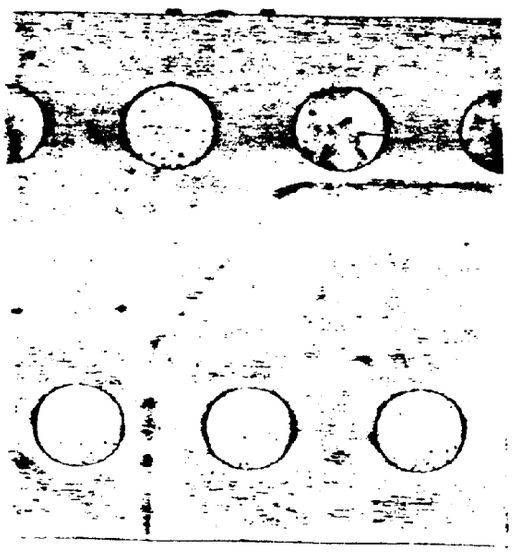
NOTARY PUBLIC
My Commission Expires: 9-21-96

0143384
IDENTIF. ↑ REFERENCE

96 JAN 23 PM 2:48
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0499 01/23 0101 03CHECK 157.00

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



RECEIVED OF _____

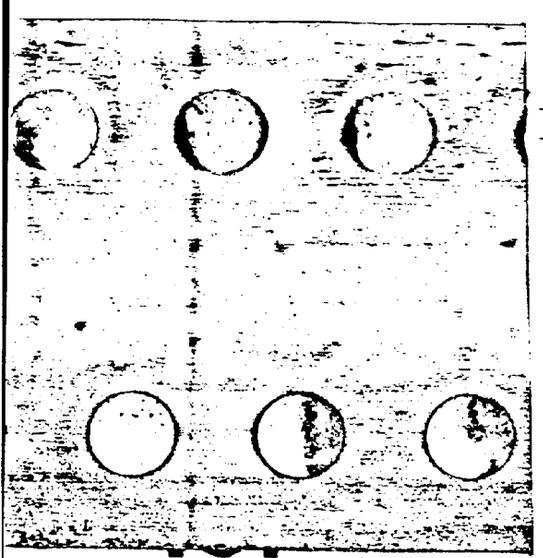
FOR _____

BOOK 9925 PG 443

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	40000.00
			CON TX	148.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	157.00
			CHECK	157.00
01/23/96	01	14:47	0001	0499

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0143384
IDENTIF. ↑ REFERENCE

96 JAN 23 PM 2:48
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 998775