Box 17

BOOK 9931 PG 586

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 73,500.00

Charles R. Ringo
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF January 19 96

LAURA A. BEASLEY NOTARY PUBLIC DAVIDSON COUNTY TENN LARGE SEAL

Laura A. Beasley
Notary Public

MY COMMISSION EXPIRES: 1-13-97

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles R. Ringo (NAME)	Crestar Mortgage Capital (NAME)	MAP 130-1
116 Harding Place, Unit A-3 (ADDRESS)	5311-77 Center Drive, Suite 66 (ADDRESS)	GROUP A
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Charlotte, NC 28217 (CITY) (STATE) (ZIP)	PARCEL 3

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, Frances K. Buck, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles R. Ringo

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:

Unit A-3 Belle Meade Terrace, 116 Harding Place, as of record in Plat in Book 5200, page 325, Register's Office for Davidson County.

Land in Davidson County, Tennessee, being part of Lot No. 160 on the Plan of Bransford Realty Company's Belle Meade Golf Links Subdivision, of record in Book 421, pages 94 and 95, Register's Office for said County, and part of the westerly part of Lot No. 3 on an unregistered plat of J. O. Leake's Belle Meade Tract, described according to a copy of a survey made by Barge, Waggoner, and Sumner, Incorporated Engineers, dated July 17, 1963.

Being the same property conveyed to A. O. Buck and wife, Frances K. Buck by deed from Belle Meade Terrace Associates, Ltd., a Tennessee Partnership of record in Book 5889, page 991, Register's Office for Davidson County, TN. The said A. O. Buck having since died July 11, 1995, and the property vested in Frances K. Buck by estate by the entirties.

This conveyance is subject to any and all existing easements of record.

This conveyance is made subject to all provisions and requirements of the Tennessee Horizontal Property Act as set out in Sec. 66-27-101 et seq. of the Tennessee Code Annotated and the By-Laws of the administration thereof; all

CONTINUED

unimproved ( )
This is improved (X) property, known as 116 Harding Place, Unit A-3, 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 26th day of January 19 96

Frances K. Buck

Frances K. Buck

BOOK 9931 PG 587

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 Frances K. Buck

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 26th day of January 19 96.

Commission expires

Notary Public

STATE OF TENNESSEE
COUNTY OF

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(s) 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 at office at on this the day of 19.

My commission expires

Notary Public

LEGAL DESCRIPTION CONTINUATION

restrictions, easements, etc., rights and interest in favor of other unit owners; options, burdens, assessments and undertakings etc. contained in the Master Deed of record in Book 5730, page 27.

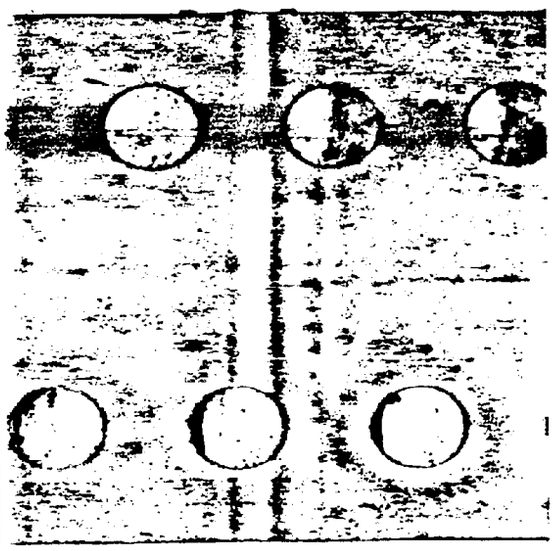
Taxes for the year 1996 are prorated and assumed by the Grantee(s) herein.

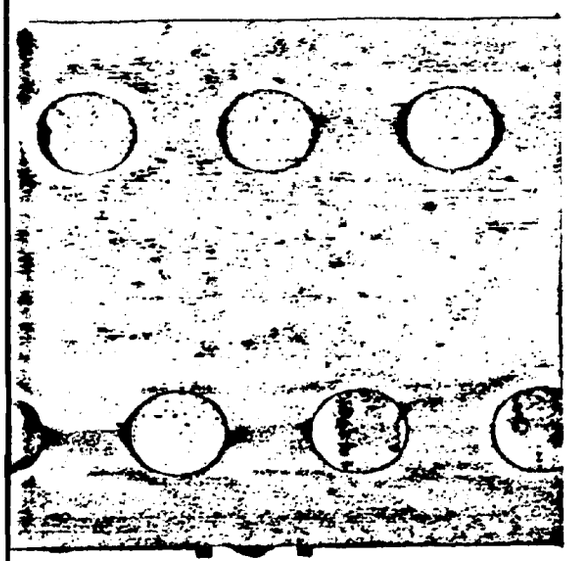
The legal description is the same as the previous deed of record.

0145395
IDENTIF. & REFERENCE

96 JAN 30 PM 1:36
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

2691 01/30 0101 03CHECK 280.95





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

RECEIVED OF _____

FOR _____

BOOK 9931 PG 588

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 73500.00
CON TX 271.95
PRFEE 1.00
MTGFEE 8.00
TOTAL 280.95
CHECK 280.95

01/30/96 01 13:36 0001 2691

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0145395 IDENTIF. # REFERENCE

96 JAN 30 PM 1:36
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1000941