File Box 9-B
First Title and Escrow Company, Inc.

WARRANTY DEED

9941 pg 126

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

#13625

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MARILYN W. ROUSE	SUNTRUST BANK, CHATTANOOGA, N.A.	104-10-C
(NAME)	(NAME)	
346 Elmington Avenue	736 Market Street	19
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37205	Chattanooga, Tennessee 37402	7DA71605
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, PETER STUART RICHARD HARMER, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARILYN W. ROUSE, married

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 B-19 on the Plan of 2nd Revised Plan of Elmington Condominium of record in Plat Book 4660, page 60, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Elmington Condominium, a horizontal property regime established by Master Deed of record in Book 4486, page 547, corrected in Book 4673, page 102, amended in Book 4963, page 265, said Register's Office.

Being the same property conveyed to Peter Stuart Richard Harmer, unmarried by deed from George E. Niederhauser and wife, Bettylyn M. Niederhauser of record in Book 5356, page 82, said Register's Office. Peter Stuart Richard Harmer has since married and divorced Carole Lynn Harmer by final decree in the Third Circuit Court for Davidson County, Tennessee, Docket No. 80D2495, dated March 19, 1981. Carole Lynn Harmer has subsequently conveyed her interest in said property to Peter Stuart Richard Harmer by Quitclaim Deed of record in Book 5722, page 971, Register's Office for Davidson County, Tennessee. The said Peter Stuart Richard Harmer having since married.

This conveyance is made subject to: (1) 1996 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 4486, page 547, corrected in Book 4673, page 102, amended in Book 4963, page 265; (3) By-Laws of record in Book 4486, page 553, amended in Book 4963, page 263, Book 5362, page 258 and in Book 5516, page 302; (4) Charter of record in Book 4790, page 686; (5) Agreement of record in Book 4728, page 411; and (6) All matters appearing on the Plan of record in Plat Book 4660, page 60, said Register's Office.

Christine C. Harmer, spouse of Peter Stuart Richard Harmer, joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property by virtue of her marriage to the said Peter Stuart Richard Harmer.

unimproved ( ) XX
This is improved (X) property, known as 346 Elmington Avenue, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 31st day of January 19 96

PETER STUART RICHARD HARMER

CHRISTINE C. HARMER
BY: PETER STUART RICHARD HARMER
ATTORNEY-IN-FACT BY POWER OF ATTORNEY
RECORDED SIMULTANEOUSLY HEREWITH

STATE OF TENNESSEE

9941 pg 127

COUNTY OF DAVISON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PETER STUART RICHARD HARMER

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office, this 31st day of January, 19 96.

My commission expires 11/20/96 Notary Public

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PETER STUART RICHARD HARMER, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said CHRISTINE C. HARMER and is authorized by the said CHRISTINE C. HARMER to execute this instrument on her behalf.

Witness my hand, at Office, this 31st day of January, 1996.

NOTARY PUBLIC

My Commission Expires: 11/20/96

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January, 19 96.

MY COMMISSION EXPIRES: 11/20/96
(AFFIX SEAL)

Notary Public

IDENTIFIC. & REFERENCE

WARRANTY DEED

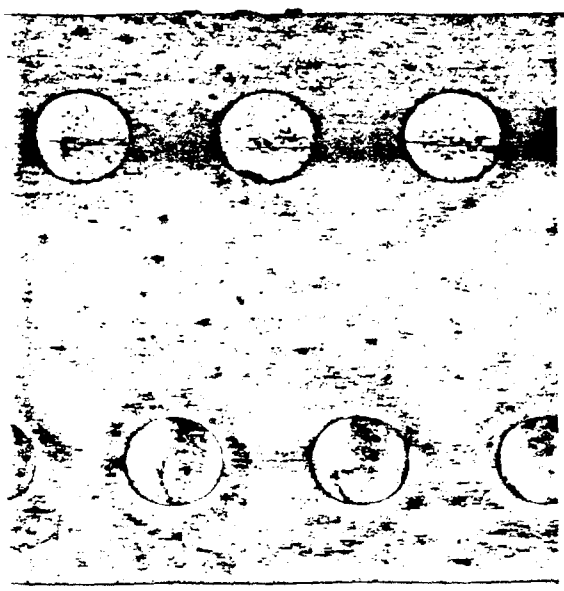
96 FEB -7 AM 11:35

FROM PETER STUART RICHARD HARMER

TO MARILYN W. ROUSE

5654 02/07 0101 00CHECK 556.50

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 9941 PG 128

RECEIVED OF _____

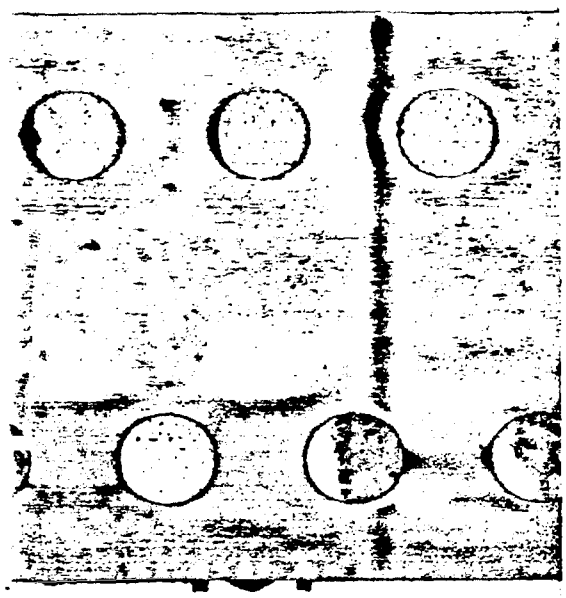
FOR _____

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



CAMT
175000.00
CON TX 647.50
PRFEE 1.00
WDEED 8.00
TOTAL 656.50
CHECK 656.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/07/96 01 11:36 0001 5618

0148160
IDENTIF. & REFERENCE

96 FEB -7 AM 11:35
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1003838