WARRANTY DEED

BOOK 9948 PG 729

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 92,500.00

Richard G. Rushing
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF February 19 96

Notary Public

MY COMMISSION EXPIRES: 5/24/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Premier Title & Escrow, Inc., 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard G. Rushing (NAME)	NationsBanc Mortgage Corporation (NAME)	MAP 103-15 B
4487 Post Place, Unit No. 105 (ADDRESS)	P. O. Box 35140 (ADDRESS)	PAR 105 CO
Nashville, Tennessee 37205 (CITY) (STATE) (ZIP)	Louisville, KY 40232 (CITY) (STATE) (ZIP)	

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, Billy Joe Royal and wife, Michelle M. Royal

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, Richard G. Rushing and Martha V. Rushing, both 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 105 on the plan of Lions Head Condominium Apartments, of record in Book 5200, page 82, Register's Office for Davidson County, Tennessee, to which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Billy Joy Royal, a single person, by deed from Mary Ann McCready, of record in Book 8055, page 401, said Register's Office.

The said Billy Joe Royal has since married. Michelle M. Royal joins in executing this Deed to convey any and all marital rights she may have in subject property.

This conveyance is subject to the restrictions, easements, liens, and other matters set forth in the Charter and Master Deed and Bylaws of record in Book 5342, page 2, Book 5340, page 70, Book 5340, page 121, and Book 5342, page 683, said Register's Office.

unimproved ( )
This is improved (X) property, known as 4487 Post Place, Unit No. 105, Nashville, Tennessee 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 our hand s this 13th day of February 19 96

Billy Joe Royal

Michelle M. Royal

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 Billy Joe Royal and wife, Michelle M. Royal

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee, this 13th day of February 19 96.

Commission expires 5/24/97

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

0150595
IDENTIFICATION REFERENCE

96 FEB 15 AM 9:33
FELIX Z. [illegible]
DAVIDSON COUNTY, TN.

MAIL ENV.

8203 RECD 2101 03CHECK 351.25



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9948 PG 731

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 92500.00
CON TX 342.25
PRFEE 1.00
WDEED 8.00
TOTAL 351.25
CHECK 351.25

02/15/96 01 09:38 0001 3213

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0150595
IDENTIFICATION REFERENCE

96 FEB 15 AM 9:

FELIX Z. WILSON, II
DAVIDSON COUNTY

No. 1006404