BOOK 9950PG549

FROM: SUSANNE M. FLYNN AND WALTER K. FLYNN, BOTH UNMARRIED PERSONS

TO: JOHN C. BUNTIN

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
John C. Buntin	FTB Mortgage Services	Map 103-16-B
4215 Harding Rd. # 1011	P.O. Box 80140	Parcel 118
Nashville, Tn. 37205	Atlanta, Ga. 30366	

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, 511 Union Street, Suite 2100, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $133,000.00.

John C Buntin
Affiant

Subscribed and sworn to before me, this the 15th day of February, 1996.

Carol R. Rewis
Notary Public

My Comm. Expires: 12/25/97

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, we, Susanne M. Flynn and Walter K. Flynn, both unmarried persons, hereinafter referred to as "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto John C. Buntin, hereinafter called "GRANTEE", his 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 located in Davidson County, Tennessee, being Unit No. 1011 as shown on the Plat of Windsor Tower, a condominium, of record in Book 5200, page 71, Register's Office for Davidson County, Tennessee, together with an undivided .707% interest in common elements of 4215 Harding Road Homeowners' Association, as described in Book 5313, page 338, as amended in Book 8666, page 789, said Register's Office.

Being the same property conveyed to Susanne M. Flynn and Walter K. Flynn, tenancy by the entirety with right of survivorship, by deed from K. Thomas Sidwell, Trustee, of record in Book 9801, page 615, Register's Office for said County.

Said property is transferred subject to the following:

1. 1996 Metropolitan Government taxes.
2. All matters as shown on the Plan of record in Book 5200, page 71, said Register's Office.

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3. Terms, conditions, easements, rights and liens as set forth in the Master Deed of 4215 Harding Road Homeowners' Association Condominium, and the By-Laws appended thereto, of record in Book 5313, page 338, as amended in Book 8666, page 789, said Register's Office.

4. Sanitary sewer and/or storm drainage easement and any temporary construction easements of record in Book 3956, page 943, said Register's Office.

5. Rights of others in and to the common areas.

This is improved property known as 4215 Harding Road, Unit 1011, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 hands this 15th day of February, 1996.

Susanne M. Flynn by Victoria D. York as Attorney-in-Fact

Walter K. Flynn by Victoria D. York as Attorney-in-Fact

0151260
IDENTIF. & REFERENCE

95 FEB 16 PM 2:15

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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 Victoria D. York, to me known to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Susanne M. Flynn and Walter K. Flynn, the bargainors, and acknowledged that she executed the same as the free act and deed of the said Susanne M. Flynn and Walter K. Flynn.

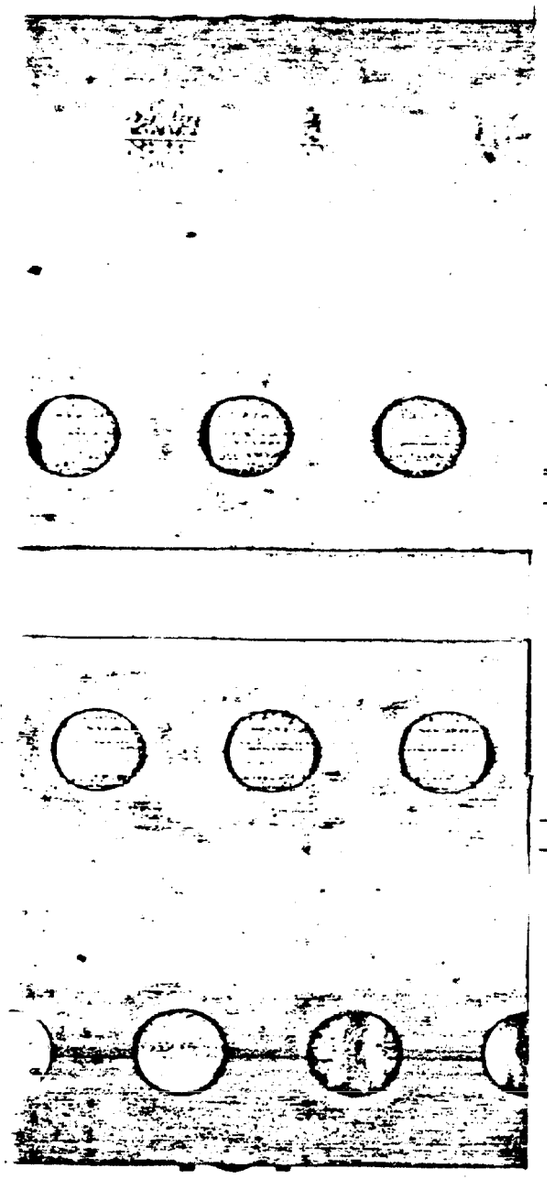
Witness my hand and seal, at office in Nashville, Tennessee, this the 15th day of February, 1996.

Carol R. Burnett
NOTARY PUBLIC

My Commission Expires: 1/25/97

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

1003977E
14024015



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

RECEIVED OF _____

FOR _____

BOOK 9950 PG 551

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

AMT
133000.00
CON TX 492.10
PRFEE 1.00
WDEED 9.00
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 501.10
CHECK 501.10
02/16/96 01 14:18 0001 8914

0151260
IDENTIF. & REFERENCE

96 FEB 16 PM 2:16
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1007097