PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
W & I Ref: (cmw) Title No: 37446
Dav. Co. File: Box 8

RE 9961PG564

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Susan Ashley Brown 3803-C Woodmont Lane Nashville, TN 37215	NationsBanc Mortgage Corporation P.O. Box 105076 Atlanta, GA 30348-5076

TAX MAP-PARCEL NUMBERS: 116-12-B-003 07DA 34559

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 consideration, the receipt of which is hereby acknowledged, the undersigned **W.A. Sneed, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Susan Ashley Brown, unmarried,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit C of Auburn Terrace, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan and Exhibit "A" to the Master Deed of record in Book 5190, page 2377 and in Book 5513, page 136, respectively, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

BEING the same property conveyed to W.A. Sneed, by deed from Robert S. Lipman and spouse, Susan Lipman, of record in Book 9177, page 37, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 5513, Page 136 and Book 5556, Page 311, said Register's Office, and to the matters set forth in the referenced Condominium Plan of record.

Pat Sneed, the spouse of W.A. Sneed, joins in this conveyance solely to convey any marital interest she may have in subject property.

This is improved property, known as: 3803 C Woodmont Lane, Nashville, TN 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

BOOK 9961 PG 565

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF on February 23, 19 96.

W.A. Sneed

Pat Sneed

State of Tennessee
County of Davidson

On February 23, 19 96, before me the undersigned authority, personally appeared **W.A. Sneed**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Linda K. P[illegible]
Notary Public

My Commission Expires: March 21, 1998

State of Tennessee
County of Davidson

On February 23, 19 96, before me the undersigned authority, personally appeared **Pat Sneed**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Linda K. P[illegible]
Notary Public

My Commission Expires: March 21, 1998

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 148,900.00

Affiant

Sworn and subscribed before me on 2-28, 19 96.

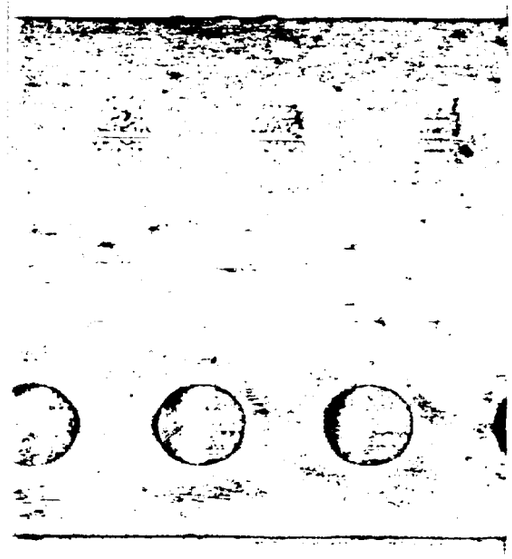
Notary Public

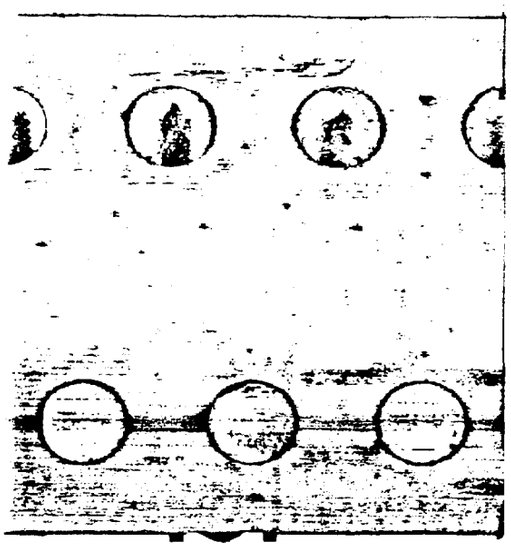
My Commission Expires: PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

96 FEB 29 AM 11:10
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

02/29/96 0101 03 CHECK 559.93

IDENTIF. & REFERENCE 0154750





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

RECEIVED OF _____

FOR _____

BOOK 9961 PG 566

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
148900.00
CON TX 550.93
PRFEE 1.00
WDEED 8.00
TOTAL 559.93
CHECK 559.93

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/29/96 01 11:12 0001 2674

0154750
IDENTIF. # REFERENCE

96 FEB 29 AM 11:10
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1010815