STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 142,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February 19 96

Notary Public

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

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE
My Commission Expires November 20, 1996

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jo Ann B. Avery (NAME)	First American National Bank (NAME)	131-06-0-E-246CO
246 Boxmere Place (ADDRESS)	550 Metroplex Drive (ADDRESS)	7DA-92463
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Nashville, TN 37211 (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, Sidney C. Bruce and wife, Jeanne T. Bruce

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jo Ann B. Avery, 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:

BEING Unit No. 246 on the Plan of Burton Hills, Village of Boxmere, Phase I, a Condominium, created under Title 66, Chapter 27, Sections 101 et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6666, page 749, as amended by Amendments of record in Book 6824, page 308, Book 6908, page 738, Book 6911, page 331 and in Book 6921, page 226, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appertenant to said Unit as set forth in Exhibit C of said Master Deed. Reference is hereby made to the plat of Burton Hills, Village of Boxmere, Phase I, A Condominium, as set forth in said Master Deed as amended for a more complete identification and description of such Unit.

Being the same property conveyed to Sidney C. Bruce and wife, Jeanne T. Bruce, by deed from Burton Hills Properties, a Kentucky general partnership, of record in Book 7589, Page 185, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 1996 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Book 6250, page 978; Declaration of restrictions of record in Book 6326, page 588; Book 6517, page 522, Book 6691, page 593, Book 6778, page 532, Book 6778, page 536, Book 6911, page 120, Book 7046, page 520 and Book 7076, page 691; Charters of record in Book 6517, page 505 and Book 6921, page 216, Book 6517, page 511 and Book 6921, page 214, Book 6665, page 6 and Book 6921, page 218; all of record in the Register's office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 246 Boxmere Place, Nashville, TN 37215
(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 28th day of February 19 96

Sidney C. Bruce

Jeanne T. Bruce

9968

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 9968 PG 318

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sidney C. Bruce and wife, Jeanne T. Bruce

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 Brentwood, Tennessee, this 26th day of February 19 96.

Commission expires 11/20/96

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires November 20, 1996

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

0156812

IDENTIF. & REFERENCE

96 MAR -5 AM 10:41

FELIX Z. WILLIAMSON REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

FROM

Sidney C. Bruce and wife,
Jeanne T. Bruce

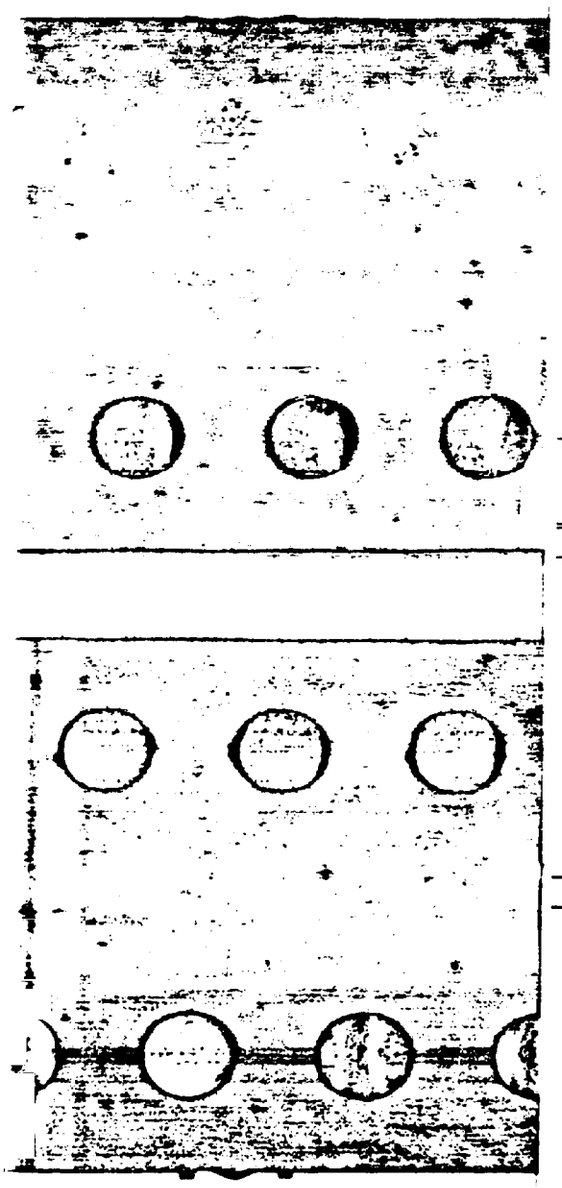
TO

Jo Ann B. Avery

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

4858 03/05 0101 03CHECK 534.40



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

RECEIVED OF _____

FOR _____

BOOK 9968 PG 319

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	
				142000.00
			CON TX	525.40
			PRFEE	1.00
			WDEED	8.00
			TOTAL	534.40
			CHECK	534.40
03/05/96	01		10:43 0001	4858

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0156812
IDENTIF. ↑ REFERENCE

96 MAR -5 AM 10:41
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1012975