Box 19B
96-3-21A

WARRANTY DEED

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON 9978 PG 399
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 138,103.65

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF March 19 96

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MICHAEL D. SHMERLING	MICHAEL D. SHMERLING	MAP 133-16-0-A
(NAME)	(NAME)	
146 CARNOVAN PARKWAY	146 Carnovan Parkway	PARCEL 039co
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37205	FB 05DU-76660
(CITY) (STATE) (ZIP)	(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, DONALD H. GOODMAN AND WIFE, ADRIENNE RAE GOODMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL D. SHMERLING AND WIFE, LISA A. SHMERLING

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:

LAND in Davidson County, Tennessee, being Unit No. E-1 of Barcelona Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6400, Page 801, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Barcelona Condominiums, as of record showin on Exhibit "A" on the Master Deed in Book 6400, Page 801, said Register's Office, for a more complete identification and description of such unit.

BEING the same property conveyed to Donald H. Goodman and wife, Adrienne Rae Goodman, by Deed from Barcelona Associates, a joint venture, of record in Book 6492, Page 516, Register's Office for Davidson County, Tennessee.

The Premises herein conveyed is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical,

CONTINUED

unimproved ( )
This is improved (X) property, known as 270 Tampa Drive, Unit E-1, Nashville, TN 37211
(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 11th day of March 19 96

DONALD H. GOODMAN

Adrienne Rae Goodman
ADRIENNE RAE GOODMAN

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 DONALD H. GOODMAN AND WIFE, ADRIENNE RAE GOODMAN, 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 office at Nashville, Tennessee, this 13 day of March, 1996.

Notary Public

My Commission Expires: 05/23/98

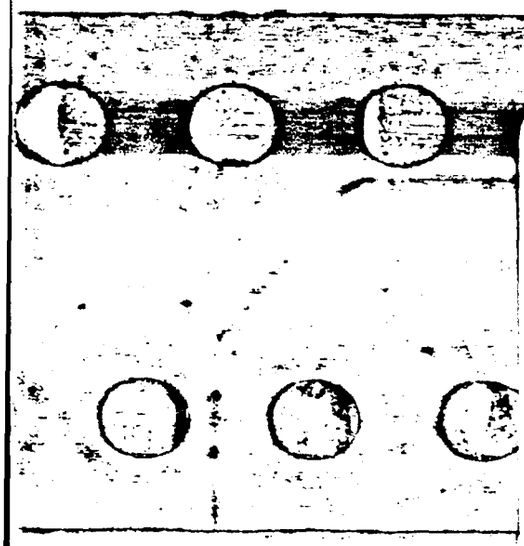
LEGAL DESCRIPTION CONTINUATION

telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Barcelona Condominiums, of record in Book 6400, Page 801, and as amended in Book 9397, Page 814, Register's Office for Davidson County, Tennessee.

3167 03/14 0101 03CHECK 149.99

0159861
IDENTIF. & REFERENCE

96 MAR 14 AM 8:21
FILED FOR RECORD
DAVIDSON COUNTY, TN.



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

RECEIVED OF _____

FOR _____

BOOK 9978 PG 401

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	38103.65
CON TX	140.99
PRFEE	1.00
MDEED	8.00
TOTAL	149.99
CHECK	149.99

13/14/96 01 08:22 0001 8169

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0159861
IDENTIF. # REFERENCE

96 MAR 14 AM 8:21

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1016242