FILE NO. 34425

FILE BOX "7"

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,000.00

Carolyn A. Stewart
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF MARCH 1996

Notary Public

MY COMMISSION EXPIRES: 11/28/98
(AFFIX SEAL)

P.B. 10091 PG 456

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CAROLYN S. STEWART (NAME)	SAME (NAME)	117-3-B-78
2 Valley Forge (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	7DA 80154
Nashville, Tn 37205 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, THE ESTATE OF REYNOLD BUBIS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CAROLYN S. STEWART

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: 5667 04/03 0101 03CHECK 138.50

UNIT NO. E-15, Parcel No. 78, in a Horizontal Property Regime which is located on the plat of Villager Condominium, of record in Book 5200, Page 201, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Reynold Bubis by Deed from Andrews Properties, Inc., and Cherokee Properties, Inc., of record in Book 5489, page 224, Register's Office for Davidson County, Tennessee. The said Reynold Bubis having since died and by Will probated as Case No. 96P-119, Harriett Bubis was named Trustee and said Will gives her authority to sell.

THIS CONVEYANCE is made subject to the provisions of the Tennessee "Horizontal Property Act", as the same is set out in Section 64-2701 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereof; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in Master Deed Establishing a Horizontal Property Regime of Villager Condominiums of record in Book 5434, Page 665, Register's Office for Davidson County, Tennessee, and is subject to the Bylaws for the administration thereof, which are appended to the Master Deed as Exhibit "C" thereto of record in Book 5434, Page 708, said Register's Office, and a Deed of Correction in Book 5487, page 967, including among other conditions and requirements, assessments, liens, use and occupancy restrictions and *

This is ( ) unimproved (X) improved property, known as E-15 (House Number), The Villager (Street), 2601 Hillsboro Pike (P.O. Address), Nashville (City or Town), Tennessee 37215 (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 my hand this 27th day of March, 19 96

THE ESTATE OF REYNOLD BUBIS

By: Harriett Bubis
HARRIETT BUBIS, Trustee

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, THE UNDERSIGNED BK 10091 PG 457, a Notary Public in and for said County and State, the within named HARRIETT BUBIS, as Trustee for the Estate of Reynold Bubis

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of March, 1996

Notary Public

Commission Expires 1/28/98

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

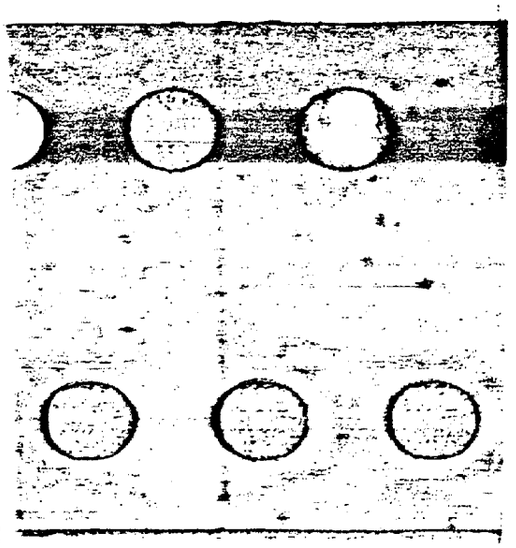
FROM

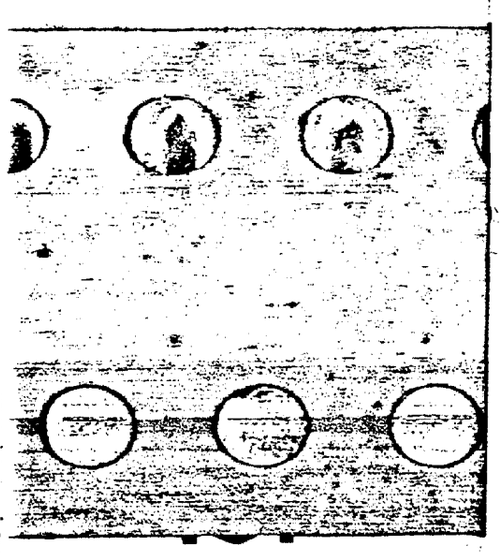
TO

*other undertakings all as set out and provided in said Master Deed and exhibits appended thereto reference to which is here made. Said property is further subject to two deeds of trust. The Title Insurance Company of Minnesota has issued or shall issue affirmative title insurance against the enforcement or attempted enforcement of these deeds of trust.

0166876
IDENTIF. & REFERENCE

96 APR -3 AM 8:15
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR ROOK 10091 PG 458

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	35000.00
CON TX	129.50
PRFEE	1.00
WDEED	8.00
TOTAL	138.50
CHECK	138.50

04/03/96 01 08:15 0001 5667

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0166876
IDENTIF. & REFERENCE

96 APR -3 AM 8:15
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1023664