BOOK 10006 PG 265

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
John L. Alexander	SunTrust Bank, Nashville, N.A.	MAP and PARCEL
	Attn: Tax Dept.	
330 Stewarts Ferry Pike Unit 4	201 4th Avenue North 7th Fl.	96-7A-25
Nashville, TN 37214	Nashville, TN 37230-5110	

This instrument prepared by: Smith & Archer, P.C., 2605 Elm Hill Pike, Suite C
, Nashville, TN 37214 (Davidson County - Box 27B)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Mark D. Rowan and Jeanne A. Rowan, husband and wife, and Dale D. Harnishfeger and Joan M. Harnishfeger, husband and wife** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **John L. Alexander, unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

A certain condominium apartment in Davidson County, Tennessee, being Lot No. 1, Unit No. 4 on the Plan of Bianca Square Condominiums, of record in Book 5800, Page 101, as amended in Book 5200, Page 661, Register's Office for said County, to which reference is hereby made for a more complete and accurate description of said unit.

Being the same property conveyed to Mark D. Rowan and wife, Jeanne A. Rowan and Dale D. Harnishfeger and wife, Joan M. Harnishfeger, by deed from Harbor Federal Savings and Loan Association, of record in Book 8792, Page 823, Register's Office for Davidson County, Tennessee.

This is property with a common address of 330 Stewarts Ferry Pike Unit 4, Nashville, TN 37214.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 5800, Page 101, as amended in Book 5200, Page 661, said Register's office and all matters therein; 3) Master Deed of record in Book 6162, Page 195, as amended in Book 6165, Page 566, said Register's office.

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.
96 APR -8 AM 9:17
0168290
IDENTIF. ✦ REFERENCE

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is $56,000.00

Affiant

Subscribed and sworn before me this 26th day of March, 1996.

My Commission Expires: 5/23/98

Notary Public

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. BOOK 10006 PG 266

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **26th** day of **March, 1996**.

Mark D. Rowan

Jeanne A. Rowan

Dale D. Harnishfeger

Joan M. Harnishfeger

STATE OF TENNESSEE
COUNTY OF DAVIDSON

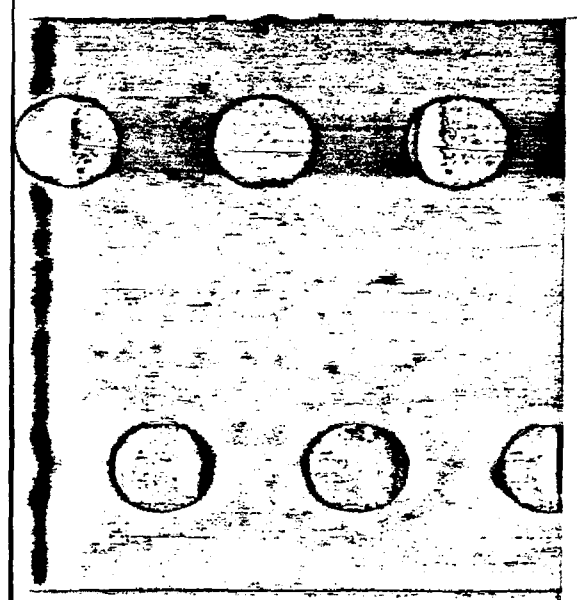
Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Mark D. Rowan and Jeanne A. Rowan, husband and wife, and Dale D. Harnishfeger and Joan M. Harnishfeger, husband and wife** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

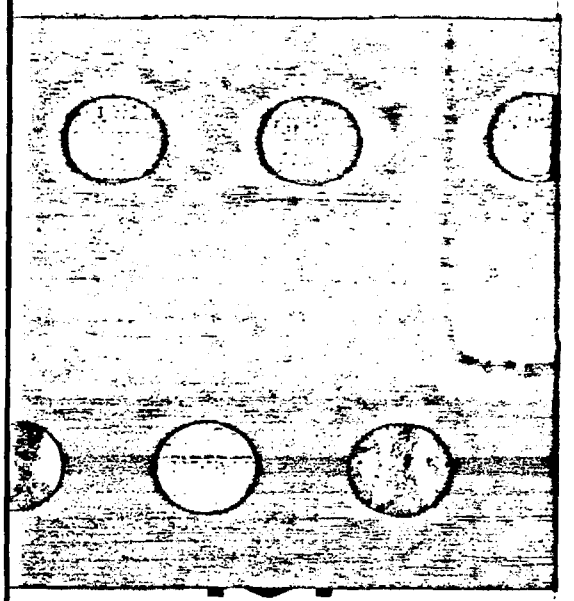
Witness my hand and official seal at **Nashville,**, Tennessee, this **26th** day of **March, 1996**.

Notary Public
My Commission Expires: 5/28/98

File No. 9603-130

7201 04/08 0101 03CHECK 216.20





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10006 PG 267

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 56000.00
CON TX 207.20
PRFEE 1.00
WDEED 8.00
TOTAL 216.20
CHECK 216.20

04/08/96 01 09:18 0001 7201

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0168290
IDENTIF. ↑ REFERENCE

96 APR -8 AM 9:17

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1025189