PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

BOOK 10006 PG 454

W & I Ref: (cmw) Title No: 37442
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
John K. Almgren Alvin A. Almgren 139 Holly Forest, Unit #42 Nashville, TN 37221	NationsBanc Mortgage Corporation P. O. Box 353 Louisville, KY 40201-0358

TAX MAP-PARCEL NUMBERS: 142-08-A-42 09D 02195

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 **Ann S. Penuel, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John K. Almgren, unmarried, a one-half interest, and to Alvin A. Almgren and spouse, Erva B. Almgren, a one-half interest as tenants by the entireties, the half interests, as they relate to one another, to be held in joint tenancy with the right of survivorship,** 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 42 of Phase I, Coronada Town Home, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 4860, page 26, said Register's Office, 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 Ann S. Penuel by deed form Ronald G. Bruce and wife, Maryann E. Bruce, of record in Book 8922, page 498, said Register's Office.

Description Reference: Described from information contained in recorded condominium documents.

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 4901, Page 679, Book 4901, Page 702 as amended in Book 5202, Page 329, Book 5306, Page 241, Book 5522, Page 675 and Book 5869, Page 269, said Register's Office, and to the matters set forth in the referenced Condominium Plan of record.

This is improved property, known as: 139 Holly Forest, Unit #42, Nashville, TN 37221

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.

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 this 4th day of April, 1996.

Ann S. Penuel

Ann S. Penuel

State of Tennessee
County of Davidson

On this 4th day of April, 1996, before me the undersigned authority, personally appeared **Ann S. Penuel**, 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.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: _____ Notary Public

EXP. 7/27/96

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 125000.00

John L. Morgan
Affiant

Sworn and subscribed before me on the 4th day of April, 1996.

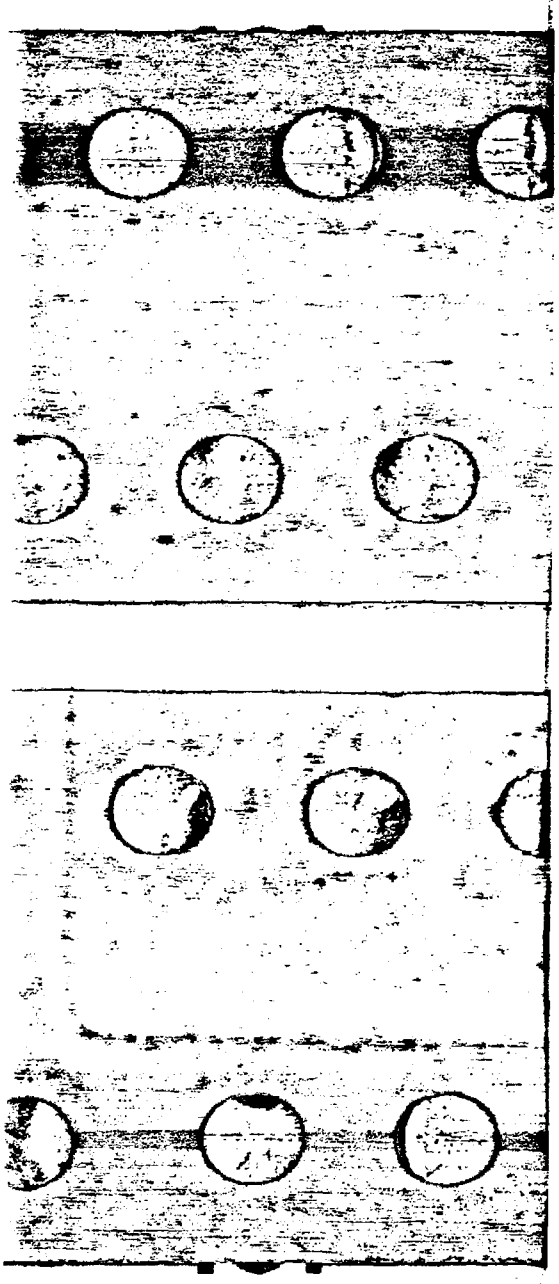
PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: EXP. 7/27/96 Notary Public

96 APR -8 AM 9:45
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

7258 04/08 0101 03CHECK 471.50

0168347
IDENTIF. # REFERENCE



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

RECEIVED OF _____

FOR _____

BOOK 10006 PG 456

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 125000.00
CON TX 462.50
PRFEE 1.00
WDEED 8.00
TOTAL 471.50
CHECK 471.50

04/08/96 01 09:46 0001 7258

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0168347
IDENTIF. ↑ REFERENCE

96 APR -8 AM 9:45
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1025246