BOOK 10022 PG 949

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 46,300.00

Charles Musgrove
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF April 19 96

Susan B. Evans
Notary Public

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

THIS INSTRUMENT WAS PREPARED BY
SECURITY ESCROW & TITLE CO., 1005 8th Avenue South, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Musgrove (NAME)	NationsBank of TN, N.A. (NAME)	MAP 117-3-B
2601 Hillsboro Road, I-14 (ADDRESS)	3401 West End, 4th Floor (ADDRESS)	PARCEL 141
Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (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, Patrick A. McMakin, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles Musgrove and wife, Nancy B. Musgrove

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. I-14, Parcel 141, on the Plat of Villager Condominium, of record in Book 5200, page 201, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a complete description.

Being a part of the same property conveyed to Patrick A. McMakin, unmarried by deed from Steven T. Gregory, unmarried of record in Deed Book 5645, Page 930, Register's Office for said County.

This conveyance is made subject to 1996 property taxes and 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; 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 limitation all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed of record in Book 5434, page 665, and By-Laws for the administration, which are appended to the Master Deed as Exhibit "C" of record in Book 5434, page 708 and Deed of Correction in Book 5487, page 967, including amoug other

CONTINUED

unimproved ( )
This is improved (X) property, known as 2601 Hillsboro Road, I-14, Nashville, Tennessee 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 my hand this 17th day of April 19 96

Patrick A. McMakin
Patrick A. McMakin

BOOK 10022 PG 950

JOYCE JORDAN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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 Patrick A. McMakin, unmarried

My Commission Expires NOV. 27, 1999

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 17th day of April, 19 96.

Commission expires _____

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 _____

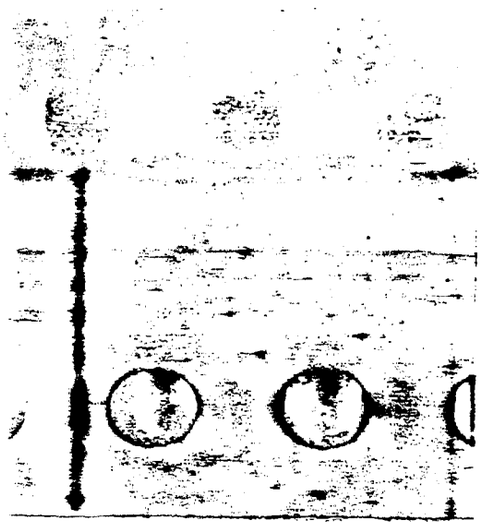
Notary Public

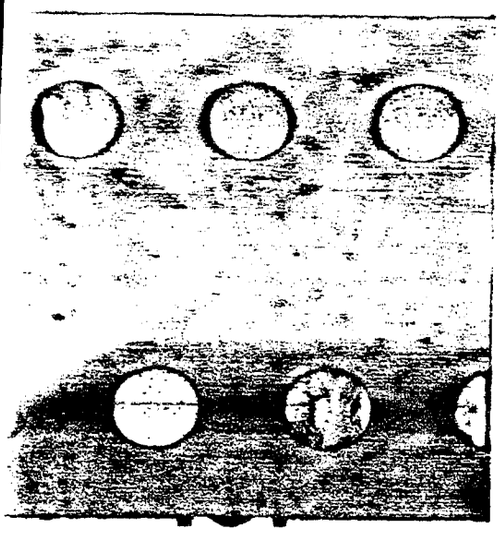
legal continued:

conditions and requirements, assessments, liens use and occupancy restrictions and other undertakings set out as provided in said Master Deed and exhibits appended thereto, all in the Register's Office for Davidson County, Tennessee.

0173769
IDENTIFICATION REFERENCE

Page 2 of 2





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10022 PG 951

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 46300.00
				CON TX 171.31
				PRFEE 1.00
				WDEED 8.00
				TOTAL 180.31
				CHECK 180.31
			CHECK TO	01 13136 DOC 3064

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0173769 IDENTIF. # REFERENCE

96 APR 22 PM 1:23

DAVIDSON COUNTY, TN.

No. 1030996