BOOK 10025 PG 559

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 105,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 11-30-97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jane Ann Whitson (NAME)	SunTrust Bank, Nashville N.A. (NAME)	MAP 104-6M
222 Fairmont Court B-4 (ADDRESS)	201 4th Avenue North (ADDRESS)	PARCEL 22
Nashville, Tennessee 37205 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	UNIT B-4

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, Virginia L. Lazenby,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jane Ann Whitson, an unmarried person

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 described as follows, to wit:

BEING Appartment Unit No. B-4 of Fairmont Court Condominiums 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 6686, page 708, amended in Book 6712, page 125 and Book 6774, page 221, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as of Fairmont Court Condominiums set forth in said Master Deed of record in Book 6686, page 708, amended in Book 6712, page 125, and Book 6774, page 221, Register's Office for said County, for a more complete identification and description of such Unit.

Being the same property conveyed to Virginia Lockett Banks (now known as Virginia L. Lazenby) by deed from Fairmont Associates, II, LTD, a joint venture of record in Book 6782, page 257, Register's Office for Davidson County, Tenneesse.

THIS CONVEYANCE IS MADE SUBJECT TO:

Terms and conditions of Master Deed and Bylaws of record in Book 6686, page 708, amended in Book 6712, page 125, Book 6774, page 221, Book 6823, page 962,

CONTINUED

unimproved ( )
This is improved (X) property, known as 222 Fairmont Court B-4, Nashville, Tennessee 37205
(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

Virginia L. Lazenby

Virginia L. Lazenby

BOOK 10025 PG 560

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Virginia L. Lazenby.

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 Franklin, Tennessee, this 17th day of April, 19 96.

Commission expires 11-30-97

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

and Book 6893, page 62, said Register's Office.

Charter of Fairmont Court Homeowners Association of record in Book 6686, page 738, said Register's Office.

Taxes for the year 1996 and subsequent years, a lien, but not yet due and payable.

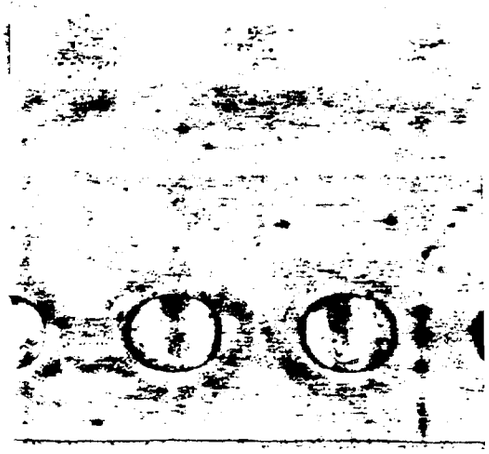
0171566
IDENTIFICATION REFERENCE

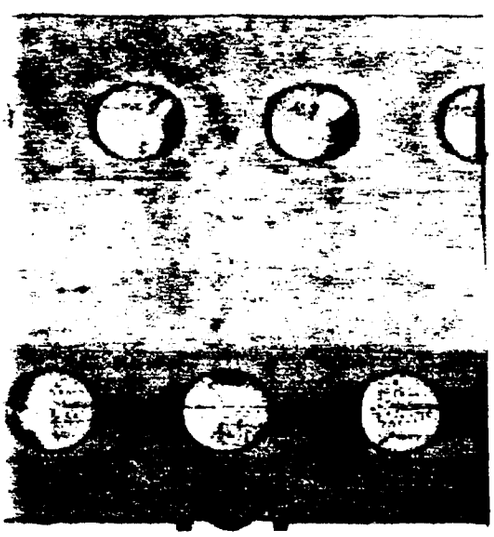
3775 04/24 0101 03CHECK 401-50

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE





RECEIVED OF _____

FOR _____

BOOK 10025 PG 562

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
				105000.00
				CON TX 388.50
				PRFEE 1.00
				MDEED 12.00
				TOTAL 401.50
				CHECK 401.50
			04/24/96	01 12:50 0001 3775

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0174566
IDENTIF. # REFERENCE

96 APR 24 P 12:19

DAVIDSON COUNTY

No. 1031844