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

W & I Ref: (jh) Title No: 37613
Dav. Co. File: Box 8

MAIL ENV.

BOOK 10050 PG 341

96 MAY 15 AM 10:59

DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE

01181807

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Todd R. N. Brown S. J. Emma Nash Brown 114 Acklen Park Drive, Unit 3 Nashville, TN 37203	Union Planters Bank of Middle Tennessee, N.A. 401 Union Street Nashville, Tennessee 37219-2588

TAX MAP-PARCEL NUMBERS: 104-2-B-3

1992 05/15 0101 03CHECK 330.83

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 **Ronald A. D'Altorio and spouse, Mary Lou D'Altorio and Catherine Howland,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Todd R. N. Brown and spouse, S. J. Emma Nash Brown,** 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 No. 3 of Kingston Place, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Site Exhibit to the Master Deed of record in Book 6423, page 353, Register's Office for said County, 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 Ronald A. D'Altorio and wife, Mary Lou D'Altorio and Catherine L. D'Altorio, a single person, by deed from Acklen Park Associates, a joint venture of record in Book 6626, page 556, Register's Office for Davidson County, Tennessee.

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 6423, Page 353, said Register's Office, and to the matters set forth in the referenced Condominium Plan of record.

This instrument is executed on behalf of Ronald A. D'Altorio Mary Lou D'Altorio Catherine Howland by Dan Furth as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 114 Acklen Park Drive, Unit 3, Nashville, TN 37203

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.

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WITNESS THE EXECUTION HEREOF this 13th day of May, 1996.

Ronald A. D'Altorio

Ronald A. D'Altorio, By: Dan Furth, Atty-In-Fact

Mary Lou D'Altorio

Mary Lou D'Altorio, By: Dan Furth, Atty-In-Fact

Catherine Howland

Catherine Howland, By: Dan Furth, Atty-In-Fact

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: $ 85900.00

Affiant

Sworn and subscribed before me on the 13th day of May, 1996.

Notary Public

My Commission Expires: PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

State of Tennessee
County of Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Dan Furth**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Ronald A. D'Altorio, Mary Lou D'Altorio, and Catherine Howland**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 13th day of May, 1996.

Notary Public

My Commission Expires:_____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

EXHIBIT "A"
To
WARRANTY DEED

FROM: Ronald A. D'Altorio, Mary Lou D'Altorio and Catherine Howland

TO: Todd R. N. Brown and S. J. Emma Nash Brown

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Dan Furth
Dan Furth, Affiant

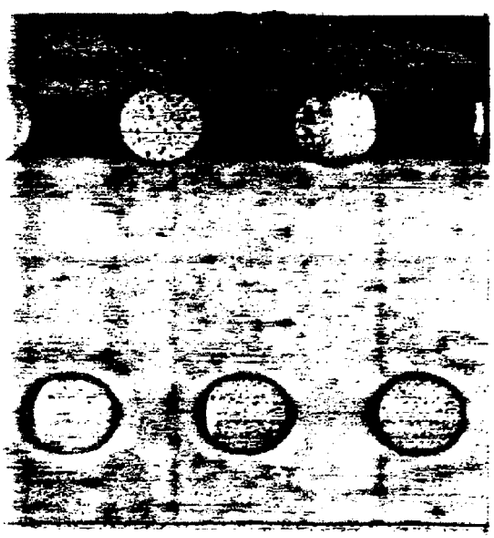
Sworn to and subscribed before me this

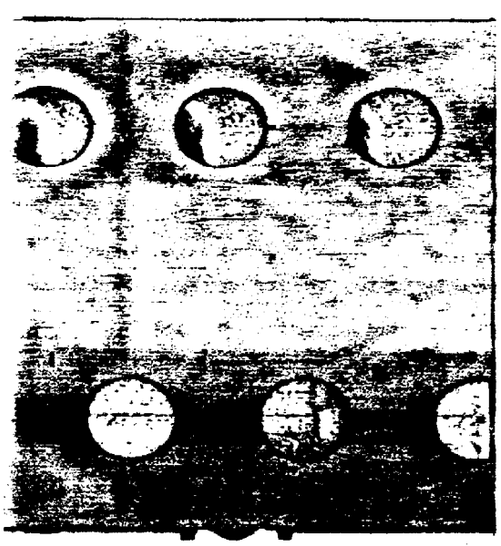
13th day of May, 1996.

Notary Public

My Commission Expires:_____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98





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

RECEIVED OF _____

FOR _____

BOOK 10050 PG 344

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 85900.00
CON TX 317.33
PRFEE 1.00
WDEED 12.00
TOTAL 330.83
CHECK 330.83

05/15/96 01 11:02 0001 1692

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0181807
IDENTIF. ↑ REFERENCE

96 MAY 15 AM 10:59
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1039659