BOOK 10053 PG 107

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 104,000.00

Barbara R. Cragg
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF May, 19 96

I. DYKE TATUM
Notary Public

MY COMMISSION EXPIRES: July 28, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BARBARA R. CRAGG (NAME)	SIGNET MORTGAGE CORPORATION (NAME)	118-6-A-4CO
823 BATTLEFIELD DRIVE (ADDRESS)	101 GATEWAY CENTRE PKWY (ADDRESS)	16DA-40347
NASHVILLE, TN 37204 (CITY) (STATE) (ZIP)	RICHMOND VA 23235 (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, RADHIKA DONALD, A SINGLE WOMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BARBARA R. CRAGG

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:

A certain Condominium Apartment in DAVIDSON County, Tennessee, being Unit No. 823, on the Plat of CAMPBELL GROVE CONDOMINIUMS, which is a Resubdivision of Lots 1, 2, 3, 4, Battlefield Estates, Section 2. Unit No. 823 on the said plat is more particularly described in the Master Deed and By-Laws of record in Book 6400, page 323, Register's Office for DAVIDSON County, Tennessee, and is shown specifically on the Final Plan which is attached as Exhibit "A" to the First Amendment to the Master Deed and By-Laws of CAMPBELL GROVE CONDOMINIUMS, of record in Book 6553, pages 486 through 489, Register's Office for DAVIDSON County, Tennessee, which plan and record thereof are incorporated herein and made a part hereof by reference.

BEING the same property conveyed to RADHIKA DONALD, A SINGLE PERSON, by deed from John H. Yardley and Marie C. Savinelli (now known as John H. Yardley and wife, Marie C. Savinelli-Yardley, of record in Book 8495, page 595, Register's Office for DAVIDSON County, Tennessee.

There is conveyed with the above described individual condominium unit an undivided interest in and to the general and/or restricted common areas and facilities of CAMPBELL GROVE CONDOMINIUMS, as said areas are set forth and defined in Master Deed and By-Laws of record in Book 6400, page 323 and Book 6553, page 486; Register's Office for DAVIDSON County, Tennessee, and

*** CONTINUED ***

This is improved (X) unimproved ( ) property, known as 823 BATTLEFIELD DRIVE, NASHVILLE, TN 37204
(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 10th day of May, 19 96

Radhika Donald
RADHIKA DONALD

BOOK 10053 PG 108

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 RADHIKA DONALD, A SINGLE WOMAN

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 NASHVILLE, Tennessee, this 10th day of May 19 96

Commission expires July 26, 1997

I. DYKE TATUM
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

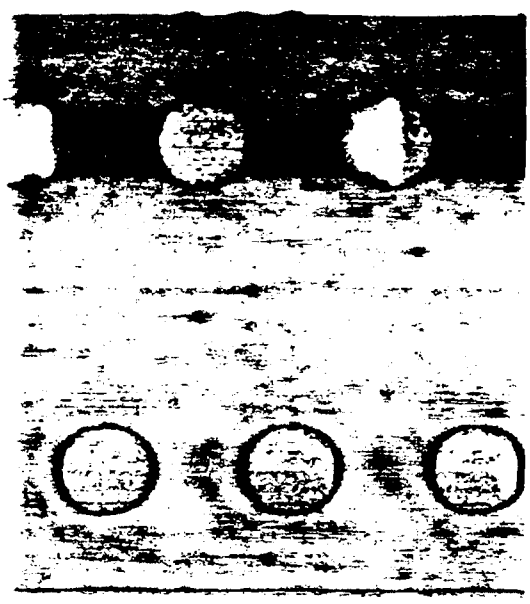
393.30

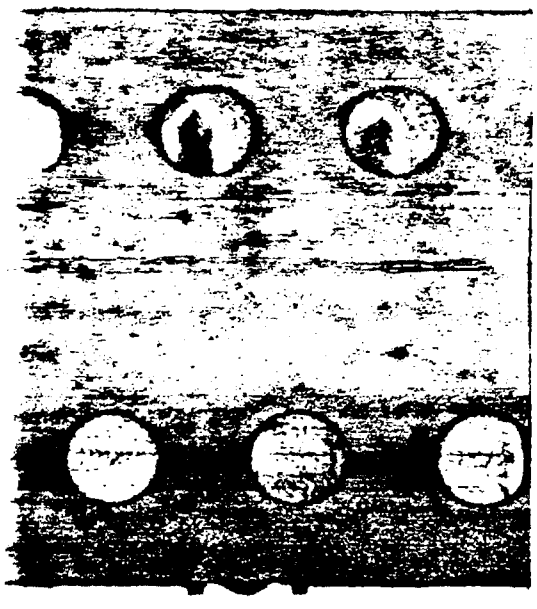
*** CONTINUATION

to which reference is hereby made for more particulars.

SOURCE OF DESCRIPTION: DESCRIPTION OF PREVIOUS DEED OF RECORD

0182787
IDENTIF. & REFERENCE





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10053 PG 109

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
104000.00
CON TX 384.30
PRFEE 1.00
FEE 8.00
TOTAL 393.30
CHECK 393.30
05/17/96 01 10:42 0001 2753

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01782787
IDENTIF. # REFERENCE

96 MAY 17 AM 10:38
REGISTER
DAVIDSON COUNTY, TN.

No. 1040708