Return To:
BANKERS TITLE & ESCROW CORPORATION
3310 West End Avenue *Floor 4
NASHVILLE, TENNESSEE 37203

BOOK 10053 PG 125

506

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Dora M. Brown 4500 Post Road, Unit F-63 Nashville, TN 37205	103-14A-63 8DA60261	Union Planters Bank 401 Union Street Nashville, Tn 37219
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (CAW) 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Nancy Karen Conners Goldin** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **Dora M. Brown, an unmarried person and Morris Jacobus Brown III, a married person, as joint tenants with right of survivorship** (collectively the "Grantee"), Grantee's heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. Master Deed establishing a Horizontal property Regime of The Hillwood, of record in Book 5280, page 464, as amended in Book 5281, page 357, and further amended in Book 6533, page 108, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto of record in Book 5280, page 509, as amended in Book 7702, page 606 and further amended in Book 7822, page 263, Register's Office for Davidson County, Tennessee.

3. Correction of Amendment to Master Deed and By-Laws of record in Book 6612, page 155, Register's Office for Davidson County, Tennessee.

4. Rights of others in and to the common elements.

This is improved property, known as **4500 Post Road, Unit F-63, Nashville, Tennessee 37205**.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs and assigns, forever.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$140,000.00.**

Richard K. Conners
Affiant

Subscribed and sworn to before me this 16 day of May, 1996.

Notary Public
My Commission Expires: 5-7-98

01182790

IDENTIFICATION REFERENCE

071160-024 0506-96

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Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenants and binds herself to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

George Goldin, spouse of Nancy Karen Conners Goldin, joins herein for the purpose of conveying any and all right, title and interest he may have in and to the property by virtue of the marital relationship.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 8th day of May, 1996.

Nancy Karen Conners Goldin

Nancy Karen Conners Goldin

George Goldin

STATE OF VIRGINIA)
COUNTY OF Albemarle)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nancy Karen Conners Goldin and husband, George Goldin, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Charlottesville, Virginia, this the 8th day of May, 1996.

Nancy Gn. Laglaud
NOTARY PUBLIC

My Commission Expires: 9-30-96

EXHIBIT A

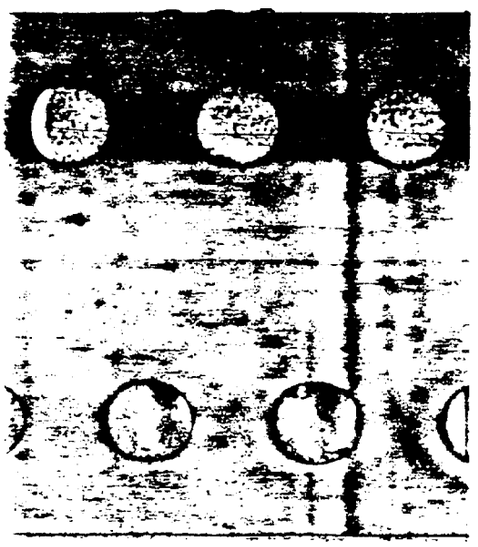
(Property Description) BOOK 10053 PG 127

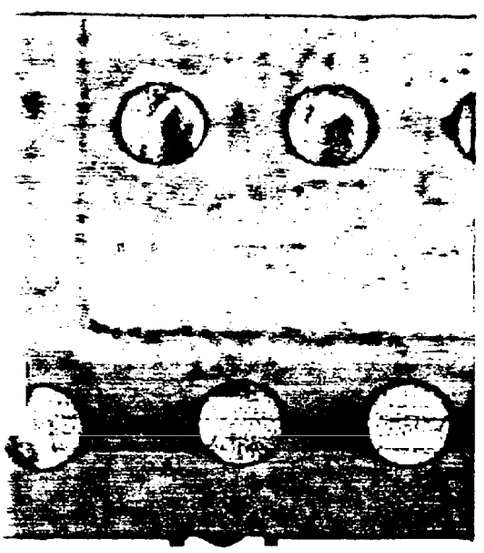
A certain condominium apartment in Davidson County, State of Tennessee, described as follows, to wit:

Unit No. F-63 in a Horizontal Property Regime located on the Plat of The Hillwood of record in Plat Book 5200, page 43, Revised in Plat Book 6250, page 503, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to Nancy Karen Conners, now Nancy Karen Conners Goldin, by deed from First American National Bank of record in Book 8320, page 234, Register's Office for Davidson County, Tennessee.

[illegible] 531.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
				140000.00
				513.00
				1.00
				12.00
				331.00
				331.00

05/17/96 01 10:44 0001 2756

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0182790

IDENTIF. ↑ REFERENCE

96 MAY 17 AM 10:40

No. 1040711