THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 10053 PG 446

The actual consideration or value, whichever is greater, for this transfer is $ 46,500.00

Affiant

Subscribed and sworn to before me, this 15th day of May 1996

Notary Public

My Commission Expires: 11.22.97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
HELEN McCOLLUM 2929 Selena Drive Nashville, Tennessee 37211	FIRST UNION MORTGAGE 4300 Six Forks Road Raleigh, North Carolina 27609	MAP 119-14 A PARCEL 109

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FORTY SIX THOUSAND FIVE HUNDRED AND NO/100-- ---------- ($ 46,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , JANICE K. WALL, UNMARRIED

hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto HELEN McCOLLUM, unmarried

hereinafter called the Grantee___, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Unit No. 109 as shown on the Site Plan of Kingswood Condominiums of record in Book 5200, page 520, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in Exhibit "C" of the Master Deed, as amended, establishing Kingswood Condominiums, of record in Book 6058, page 320, said Register's Office, to which reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to Janice K. Wall, unmarried, by deed from Home Service Corporation, of record in Book 6085, page 820, Register's Office for Davidson County, Tennessee.

0182880

IDENTIFICATION REFERENCE

This is improved property known as 2929 Selena Drive, Nashville, Tennessee 37211

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___, her heirs and assigns, forever.

GRANTOR___ COVENANT s with the said GRANTEE___ that she is lawfully seized and possessed of said land in fee simple, has good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Kingswood Condominiums of record in Book 5200 , page 520 , Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTs and binds herself, her heirs and representatives to warrant and forever defend the title to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 15th day of May, 19 96.

Janice K Wall

JANICE K. WALL

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 JANICE K. WALL, UNMARRIED, 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 this 15th day of May, 1996.

Notary Public

My Commission Expires: November 22, 1997

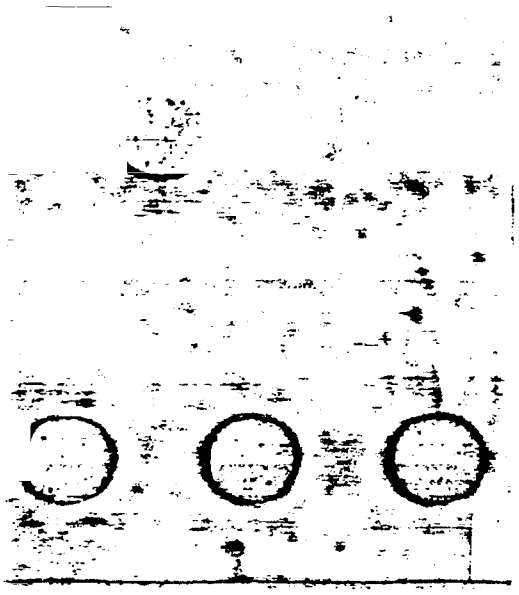
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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 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 this _____ day of _____, 19 ____.

My Commission Expires: _____

Notary Public





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

46500.00
172.05
1.00
8.00
181.05
181.05

[illegible] 17 [illegible] 12:57 0001 2849

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0182880
IDENTIF. # REFERENCE

93 [illegible] 17 Fil[illegible]253

No. 1040802