This Instrument Prepared By:
CHARLES F. FRAZIER, ATTORNEY
300 Jas. Robertson Pkwy, Suite 200
Nashville, TN 37201

BOOK 10066 PG 261

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Penelope Ann France (NAME)	Same (NAME)	116-3-A-23-C0
2309 Driftwood Dr. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	7DA-70022
Las Vegas, NV 89107 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of SEVENTY THOUSAND FIVE HUNDRED & NO/100 ($70,500.00) Dollars.

cash in hand paid by the Grantees to the Grantors, receipt of which is hereby acknowledged, we, THOMAS L. HURT and wife, MARTHA V. HURT, the Grantors herein,

have this day bargained and sold, and do hereby transfer and convey unto JOSEPH C. GUERICO and PENELOPE ANN FRANCE, each taking an undivided one-half interest with right of survivorship, the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Those certain premises comprising a portion of Royal Oaks Tower, said project having been established as a Horizontal Property Regime by Master Deed and Declaration and By-laws dated the 22nd day of May, 1973, and recorded in the Register's Office for Davidson County, Tennessee, of record in Book 4710, page 901, as amended in Book 4798, page 813, Register's Office for said County, and said premises being more particularly described as follows:

Unit labeled 4-E of said project as shown on the plan recorded in Book 4460, page 189, Register's Office for said County, and an undivided 1.46218% interest appurtenant to the unit in all common elements of said project as described in said Declaration.

BEING the same property conveyed to THOMAS L. HURT and wife, MARTHA V. HURT, by deed from G. ANDREW POTTS of record in Book 7536, page 103, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 70,500.00

Subscribed and sworn to before me this the 30th day of May 19

My commission expires: 7/24/98. (Affix Seal)

Affiant

Notary Public

unimproved ( )
This is improved (X) property, known as 4505 Harding Road, Unit 4-E, Nashville, TN 37205
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees their (survivors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (survivors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 30th day of May 19 96 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Thomas L. Hurt
(THOMAS L. HURT)

Martha V. Hurt
(MARTHA V. HURT)

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10066 PG 262

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* THOMAS L. HURT and wife, MARTHA V. HURT,

*the within named bargainor*S, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee this* 30th *day of* May, *19* 96.

Helen D. Wells
Notary Public

Commission expires 1/25/98.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____*self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____*he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____*self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____
Notary Public

Commission expires _____

PICK-UP

96 MAY 30 PM 12:28
FELIX Z. MILSAPS REGISTER
DAVIDSON COUNTY, TN.

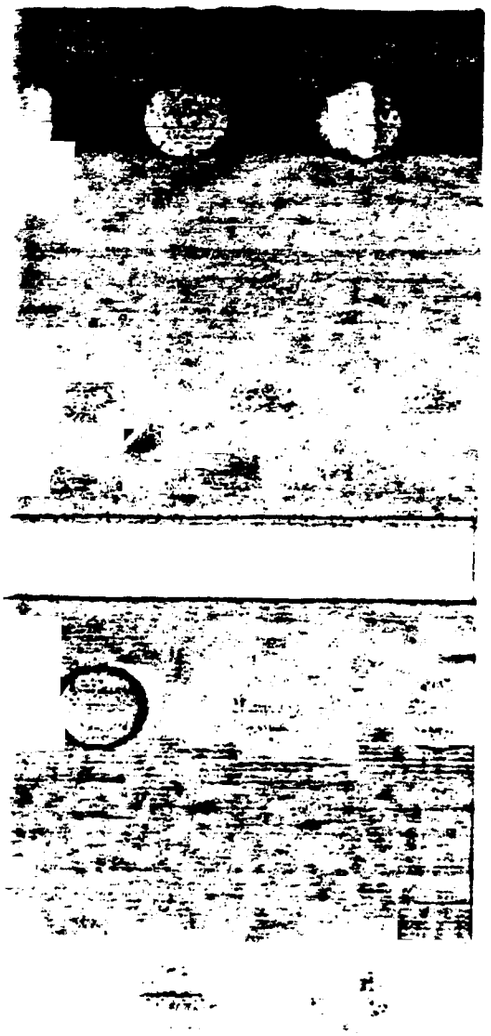
IDENTIF. & REFERENCE
0186848

WARRANTY DEED

FROM
THOMAS L. HURT and wife,
MARTHA V. HURT
TO
PENELOPE ANN FRANCE

7113 05/30 0101 03CHECK 269.85

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238



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

RECEIVED OF _____

FOR _____

BOOK 10066 PG 263

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 70500.00
				CON TX 260.85
				PRFEE 1.00
				MDEED 8.00
				TOTAL 269.85
				CHECK 269.85
			05/30/96 01	12:33 0001 7113

RECEIPT NOT VALID UNTIL CHECK IS PAID BY BANK

0186848
IDENTIF. ↑ REFERENCE

96 MAY 30 PM 12:28

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 1045016