WARRANTY DEED

BOOK 10077 PG 1

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,000.00

Patricia Leach
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF May, 19 96

Notary Public

MY COMMISSION EXPIRES: 1-20-98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title Company, 109 Holiday Court, Suite C-5, Franklin, Tennessee 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia Leach (NAME)	NationsBanc Mortgage Corporation (NAME)	147-03-0-B
370 Wallace Road, Unit #A-25 (ADDRESS)	P. O. Box 35140 (ADDRESS)	110.00CO
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Louisville, KY 40232 (CITY) (STATE) (ZIP)	05DU 77180

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, Nancy A. Anderson, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Patricia Leach, unmarried

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:

Being Unit No. A-25 of Southern Hills Condominiums, created under Title 66, Chapter 27, Sections 101, et seq., as established by Master Deed in Book 6594, page 502, 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 A-1 of said Master Deed. Reference hereby made to the plat of Southern Hills Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Nancy A. Anderson, a single person, by deed from Dorothy Brown, a single person, of record in Book 9684, page 837, Register's Office for Davidson County, Tennessee.

ENCUMBERED AS FOLLOWS:

Davidson County taxes for the year 1996 are a lien but not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying her prorata share thereof to GRANTEE, who will be responsible for payment of said taxes when they become due and payable.

CONTINUED

unimproved ( )
This is improved (X) property, known as 370 Wallace Road, Unit #A-25, Nashville, Tennessee 37211
(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 30th day of May, 19 96

Nancy A. Anderson

Nancy A. Anderson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nancy A. Anderson, 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 at Franklin, Tennessee, this 30th day of May 19 96.

Commission expires 1-20-98

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

0130 06/06 0101 03CHECK 138.50

Master Deed of record in Book 6594, page 502 and amended in Book 7044, page 209, Register's Office for Davidson County, Tennessee.

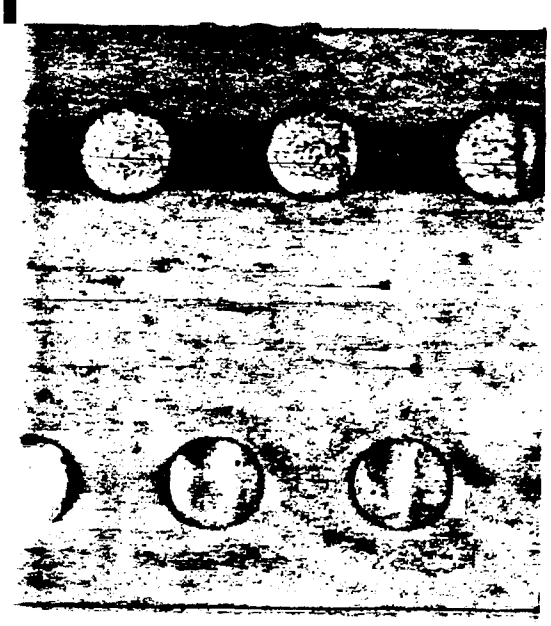
By-Laws of record in Book 6594, page 547, Register's Office for Davidson County, Tennessee.

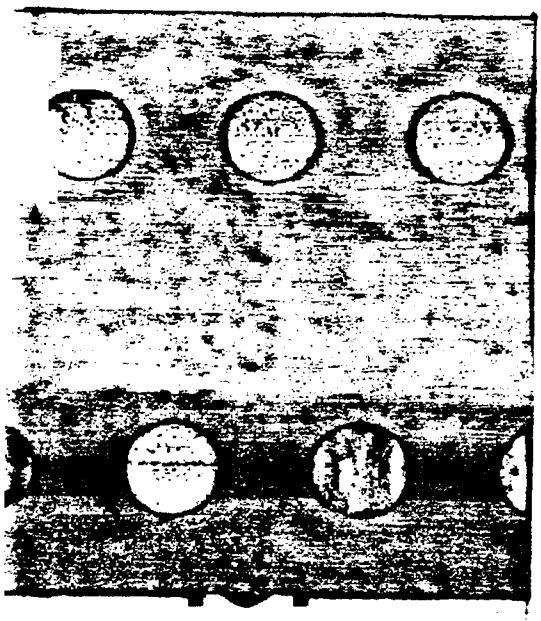
Charter of Southern Hills Condominium Association, Inc. of record in Book 6594, page 563, Register's Office for Davidson County, Tennessee.

Sewer Easement conveyed by deed from Alfred Shepard, Trustee to the First Suburban Water Utility District of Davidson County, Tennessee (Radnor Water District), a Municipal corporation, dated February 13, 1970, of record in Book 4435, page 29, Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary sewers and/or storm drainage of record in Book 6695, page 22, Register's Office for Williamson County, Tennessee.

IDENTIF. & REFERENCE
0189648
96 JUN -6 AM 8:31
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10077 PG 3

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	35000.00
			CON TX	129.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	138.50
			CHECK	138.50
06/06/96	01		08:35 0001	0130

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0189648
IDENTIF. ↑ REFERENCE

96 JUN -6 AM 8:31
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1047990