26B

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Thomas Caldwell and Janet M. Stewart 810 Bellevue Road #200 Nashville, TN 37221	CTX Mortgage Company P.O. Box 199000 Dallas, TX 75219 -9000	Map 142-06-0-A Parcel 200.00Co

This instrument prepared by: Robert J. Notestine III, Attorney
104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

BOOK 10078 PG 281

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Deane J. Biener (The "Grantor") have bargained and sold, and by these presents do transfer and convey unto Thomas E. Caldwell and Janet M. Stewart, both unmarried (the "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit 200, Building 28 together with the garage space designated 200-G on the plan of "Peppertree" Creekside Meadows Condominiums, of record in Book 4675, pages 128 through 130, Register's Office for said County.

Being the same property conveyed to Deane J. Biener by Warranty Deed from Treadway Properties of record in Book 5629, Page 883, said Register's Office for Davidson County, Tennessee.

This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1996 and subsequent years, easements and restrictive covenants of record, all matters as set forth in the Master Deed of record in Book 4834, page 257, By-Laws of record in Book 4984, page 174; Book 5045, page 800; Book 5086, page 80 and Book 5259, page 5, and any and all other matters, whether or not of record.

This is improved property located at 810 Bellevue Road #200, Nashville, Tennessee 37221.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $62,500.00.

Thomas E. Caldwell
Affiant

Subscribed and sworn to before me this 31st day of May, 1996.

Notary Public

My Commission Expires 3-6-99

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' heirs and assigns, forever.

And Grantor does covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and binds herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 31st day of May, 1996.

Deane J. Biener

Deane J. Biener

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 **Deane J. Biener**, 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 31st day of May, 1996.

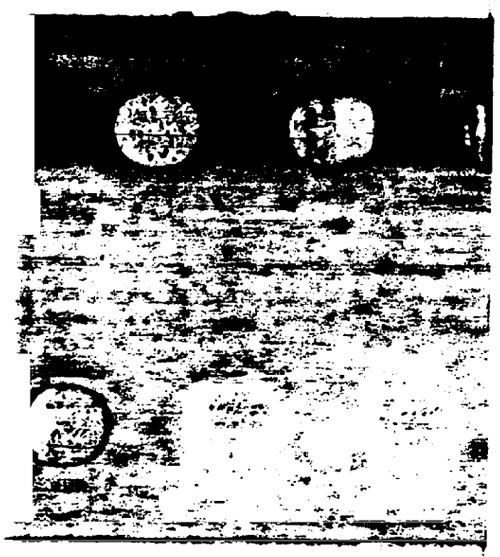
NOTARY PUBLIC

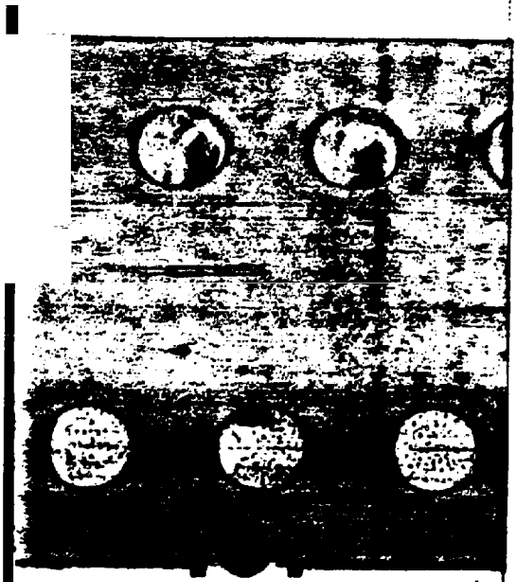
My Commission Expires: 3-6-99

0190050
IDENTIF. ↑ REFERENCE

96 JUN -6 PM 2:48
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

3563 06/06 0101 03CHECK 240.25





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

RECEIVED OF _____

FOR _____

BOOK 10078 PG 283

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 62500.00
				CON TX 231.25
				PRFEE 1.00
				WDEED 8.00
				TOTAL 240.25
				CHECK 240.25
			06/06/96 01	14:33 0001 0563

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. ↑ REFERENCE 0190050

96 JUN -6 PM 2:48
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1048420