THIS INSTRUMENT PREPARED BY:

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

STATE OF TENNESSEE) 10098:785
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 81,500.00

Donna I. Karp
Affiant

Subscribed and sworn to before me, this 20th day of June 1996

Notary Public

My Commission Expires: 11.22.97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
DONNA I. KARP 253 Summit Ridge Drive Nashville, Tennessee 37215	SAME	MAP 131-5 B PARCEL 253

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of EIGHTY ONE THOUSAND FIVE HUNDRED AND NO/100- ---------- ($ 81,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, I, BETSY REECE BASS MILLER, MARRIED

hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto DONNA I. KARP, 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 253 as shown on the Plan of Four Seasons, a Condominium Development, together with an undivided percentage interest in the Common Elements appurtenant to said unit, as set forth in the Master Deed establishing Four Seasons, a Condominium, of record in Book 6841, page 349, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Betsy Reece Bass by deed from Four Seasons Associates, Inc., of record in Book 7032, page 449, Register's Office for Davidson County, Tennessee; the said Betsy Reece Bass having since married Robert Bond Miller and is now known as Betsy Reece Bass Miller.

ROBERT BOND MILLER, spouse of Betsy Reece Bass Miller, joins in this conveyance to convey any interest he may have in subject property, particularly any marital interest.

This is improved property known as 253 Summit Ridge Drive, Nashville, Tennessee 37215

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 COVENANTs 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 Four Seasons Condominiums of record in Book 6841, page 349, Register's Office for Davidson County, Tennessee.

BOOK 10098 PAGE 915

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 20th day of June, 19 96.

Betsy Reece Bass Miller
BETSY REECE BASS MILLER

Robert Bond Miller
ROBERT BOND MILLER

NOTARY PUBLIC FOR DAVIDSON COUNTY, TENN. AT LARGE

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 BETSY REECE BASS MILLER and ROBERT BOND MILLER, the 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 this 20th day of June, 1996.

My Commission Expires: November 22, 1997

Notary Public

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: _____

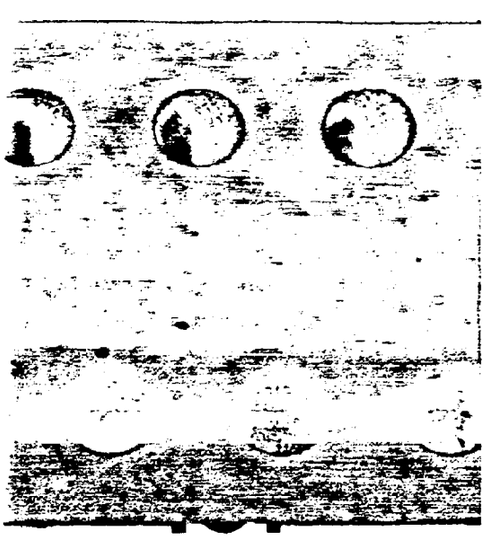
Notary Public

019966 11
IDENTIFICATION/REFERENCE

96 JUN 26 AM 9:36
FELIX A. [illegible] REGISTER
DAVIDSON CO. TN.

7702 06/26 0101 03CHECK 310.55





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BK/PG 10098:787

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 81500.00
CON TX 301.55
PRFEE 1.00
WDEED 8.00
TOTAL 310.55
CHECK 310.55

06/26/96 01 09:40 0001 7702

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0196611
IDENTIF. & REFERENCE

96 JUN 26 AM 9:36

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1055462