PREPARED BY AND RETURN TO: BK/10107PG 43

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (gh) Title No: 37897
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Kathryn G. Young 688 Timber Lane Nashville, TN 37215	SAME

TAX MAP-PARCEL NUMBERS: 117-2-C-45

WARRANTY DEED

[illegible] 730.50

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William M. Derryberry, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kathryn G. Young,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A condominium apartment in Davidson County, Tennessee, being Unit No. 45, together with the carport designated 45A of Regency Park, a horizontal property regime pursuant to the Tennessee Horizontal Property Act as shown on the plan to the Master Deed of record in Book 3700, page 111 and 112, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

BEING the same property conveyed to William M. Derryberry by deed from James L. Harper and wife, Joan Criswell Harper of record in Book 6129, page 351, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 3815, Page 778, Book 4364, page 381, Book 4767, page 437, Book 5673, page 429, Book 6047, page 201, Book 7662, page 942, Book 7728, page 343 and Book 9746, page 83, said Register's Office, and to the matters set forth in the referenced Condominium Plan of record.

This is improved property, known as: 688 Timber Lane, Nashville, TN 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 1st day of July, 1996. BOOK 10107 PG 44

William M. Derryberry

State of Tennessee
County of Davidson

On this 1st day of July, 1996, before me the undersigned authority, personally appeared **William M. Derryberry**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 195000.00

Kathryn D. Young
Affiant

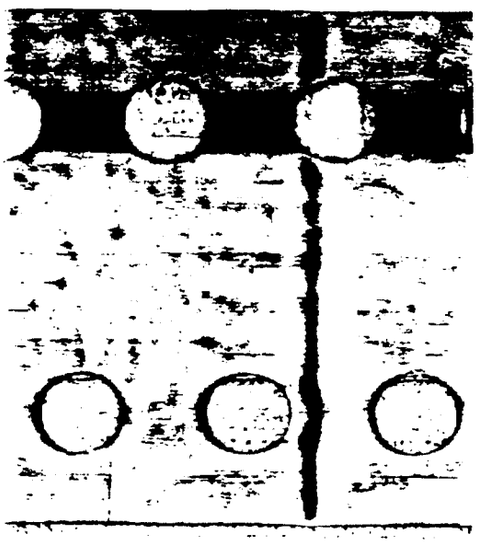
Sworn and subscribed before me on the 1st day of July, 1996.

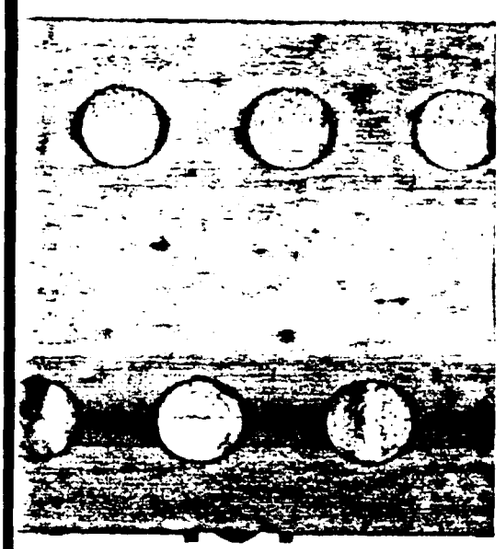
My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public

0199223

96 JUL -2 AM 9:36





OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10107 PG 45

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

CHMT	
	195000.00
CON TX	721.50
PRFEE	1.00
WDEED	8.00
TOTAL	730.50
CHECK	730.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 3001 0471

0199223

IDENTIFICATION REFERENCE

95 JUL -2 AM 9:36

REGISTER
DAVIDSON CO. TENN.

No. 1058206