Return To:
BANKERS TITLE & ESCROW CORPORATION
3310 West End Ave. Floor 4
NASHVILLE, TENNESSEE 37203

BOOK 10107 PG 911

0199465

This Instrument was Prepared By:

Kirksey & Cron
109 Westpark Drive, Suite 360
Brentwood, Tennessee 37024-2427

96 JUN -2 PM 1:30

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Nos.
Adeline G. Brown 218 Fairmont Court Nashville, Tennessee 37203	Lessee Federal 1ST Mortgage Re Monthly To 37201	Map 104-06-0-M Parcel 18.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $115,000.00.

Adeline G. Brown
Affiant

Subscribed and sworn to before me this 27 day of June, 1996.

Notary Public

My Commission Expires: 5-7-99

****

FOR AND IN CONSIDERATION OF the sum of TEN AND 00/100 DOLLARS ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **The 4-J L.P., a Tennessee Limited Partnership** (hereinafter "Grantor") has bargained and sold, and by these presents does hereby transfer and convey unto **Adeline G. Brown, unmarried** (hereinafter "Grantees"), her heirs and assigns, the following described real property located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Apartment Unit B-8 of Fairmont Court Condominiums, a plan of which is of record in Book 6250, page 825, Register's Office for Davidson County, Tennessee, created under Title 66, Sec. 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6686, page 708, as amended, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common elements appurtenant to said Unit as set forth in said Master Deed, reference is hereby made to the Plat of Fairmont Court Condominiums, and as set forth in the Master Deed of record in Book 6686, page 708, amended in Book 6712, page 125 and Book 6774, page 221, as revised in Book 6823, page 962, and as modified in Book 6893, page 62, Register's Office for Davidson County, Tennessee, reference which is hereby given for a more complete identification and description of such Unit.

Being the same property conveyed to The 4-J L.P., a Tennessee Limited Partnership, by deed from James N. Stansell and wife, Dolores R. Stansell, of record in Book 9359, page 367, said Register's Office.

This is improved property, known as 218 Fairmont Court, Nashville, Tennessee 37203.

This conveyance is subject to the property taxes for 1996 and subsequent years, which have been assumed by Grantee. This conveyance is also subject to all matters set forth in the plan of record in Plat Book 6250, page 825, said Register's Office, and all matters contained in the Master Deed of record in Book 6686, page 708, as amended in book 6712, page 125; Book 6774, page 221, and revised in Book 6823, page 963 and modified in Book 6893, page 62, said Register's Office.

TO HAVE AND TO HOLD said property, with the appurtenances, estate, title and interest thereto belonging to **Grantee**, her heirs and assigns forever.

AND **Grantor** does covenant with the said **Grantee**, that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and same is unencumbered.

AND **Grantor** does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to said land to **Grantee**, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said **Grantor** have caused these presents to be signed this 27TH day of June, 1996.

The 4-J L.P.

James N. Stansell, Jr.
James N. Stansell, Jr., Secretary/Treasurer of State Street Corporation, a General Partner of The 4-J L.P.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county mentioned, personally appeared James N. Stansell, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Secretary/Treasurer of State Street Corporation, a corporation which is a General Partner of The 4-J L.P., the within named bargainor, and that as such Secretary/Treasurer, he executed the foregoing instrument on behalf of State Street Corporation for the purposes therein contained, by personally signing the name of The 4-J L.P. as Secretary/Treasurer of State Street Corporation.

Witness my hand and seal, at office in Nashville, Tennessee, this 27 day of June, 1996.

Notary Public

My Commission Expires: 5-3-99





OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10107 PG 913

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
				CHRT
				115000.00
				CON TX 425.50
				PRFEE 1.00
				MDEED 8.00
				TOTAL 434.50
				CHECK 434.50
			07/02/95	13:34 0001 0741

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0199465

IDENTIFICATION REFERENCE

95 JUL -2 PM 1:30

DATE

No. 1058474