ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Rosemene S. Duteau	SunTrust Bank, Nashville, N.A.	MAP and PARCEL
	Attn: Tax Dept.	
5515 Country Drive, Unit B-11	P.O. Box 305110	162-5C-11CO
Nashville, TN 37211	Nashville, TN 37230-5110	

This instrument prepared by: Smith & Archer, P.C., 2605 Elm Hill Pike, Suite C
, Nashville, TN 37214 (Davidson County - Box 27B)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Fannie DeNoto, unmarried** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Rosemene S. Duteau, unmarried** (the "Grantees"), Grantees' successors 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 Nashville, Davidson County, Tennessee, being Townhouse No. 11 of Hickory Valley Condominiums, a Horizontal Property Regime as shown on Plan of Hickory Valley of record in Book 4460, Page 27, Register's Office for said County, to which reference is here made for a complete description thereof.

BEING the same property conveyed to Fannie De Noto, unmarried, by quitclaim deed from Ramona Holmes and husband, Ronald E. Holmes, of record in Book 8667, Page 568, Register's Office, Davidson County, Tennessee.

This is property with a common address of 5515 Country Drive, Unit B-11, Nashville, TN 37211.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 4460, Page 27, said Register's office and all matters therein; 3) Master Deed and By-Laws of record in Book 4521, Page 574, as clarified in Book 5001, Page 394, as amended in Book 8466, Page 263, said Register's office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is $63,000.00

Rosemene S. Duteau
Affiant

Subscribed and sworn before me this 28th day of June, 1996.

Lisa L. Duncan
Notary Public

My Commission Expires: 10-14-96

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' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **28th** day of **June, 1996.**

BOOK 10120 PG 80

Fannie DeNoto

Fannie DeNoto

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Fannie DeNoto, unmarried** , with whom I am personally acquainted, or who 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 at **Nashville,**, Tennessee, this **28th** day of **June, 1996.**

Lisa A. Turner

Notary Public
My Commission Expires:

File No. 9606-271

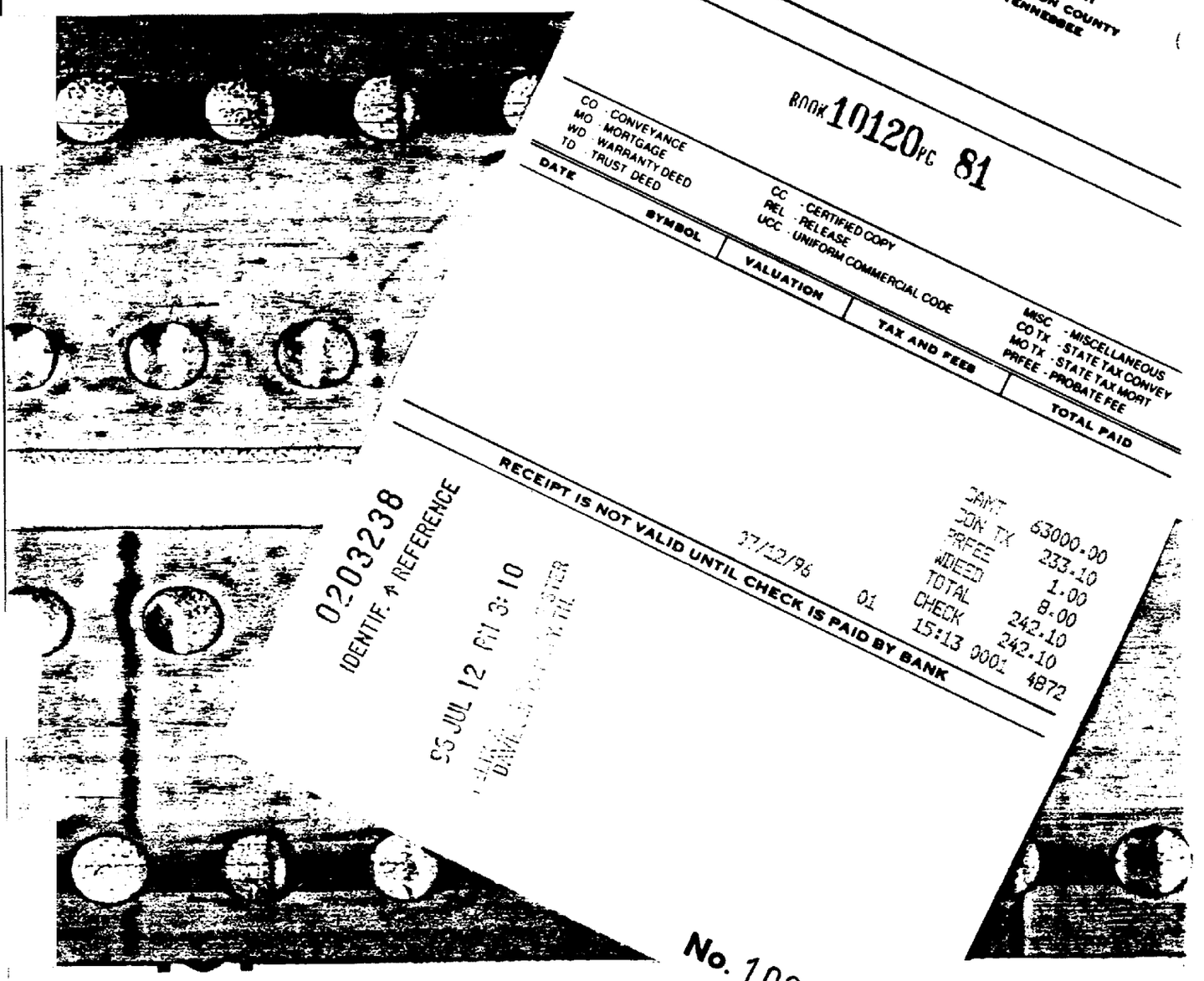
0203238

IDENTIFICATION REFERENCE

96 JUL 12 PM 3:10

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

242.00



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

RECEIVED OF

FOR

BOOK 10120 PG 81

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
COTX - STATE TAX CONVEY
MOTX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0203238
IDENTIF. & REFERENCE

96 JUL 12 PM 3:10

07/12/96 01

AMT	
CON TX	63000.00
PRFEE	233.10
MDEED	1.00
TOTAL	8.00
CHECK	242.10
15:13 0001	242.10
	4872

No. 1062558