BOOK 10122 PG 526

WARRANTY DEED

Prepared By & Address New Owner:	Send Tax Bills To:	Map-Parcel Nos.
Mail Biltmore Management Services 44 Music Square East Suite 303 Nashville, TN. 37203	Union Planters Mortgage Company P.O. Box 3137 Memphis, TN. 38173-0137	Map 26-7 Parcel 129

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 $ 120,000.00.

Affiant Managing Director

Subscribed and sworn to before me this 1st day of June, 1996

Notary Public

My Commission Expires: My Commission Expires JUNE 27, 1996

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FOR AND IN CONSIDERATION OF the assumption of a certain note in the amount of $76,601.19 to Union Planters National Bank, formerly Fidelity Federal Savings & Loan Association of Tennessee, secured by a Deed of Trust of record in Book 7621, page 804, Register's Office, Davidson County, Tennessee, Brian J. Foley and wife Julie M. Foley, (hereinafter "Grantors") have bargained and sold, and by these presents do hereby transfer and convey unto Biltmore Management Services (hereinafter "Grantees"), their heirs and assigns, the following described real property located in Davidson County, Tennessee to wit:

Land in Davidson County, Tennessee, Being Lot No. 207 on the Plan of Windsor Green, Phase II, Section I, as of record in book 6250, pages 988-989, corrected in Book 7205, page 890, Register's Office, Davidson County, Tennessee.

Said Lot No. 207 fronts 42.67 feet on the easterly margin of Cambridge Court and runs back 115.81 feet on the northerly line, 141.53 feet on the southwest line, a total of 159.71 feet on the easterly line and 85.88 feet on the south line to a point of intersection.

Being the same property conveyed to Brian J. Foley and wife, Julie M. Foley by deed from Phillips Builders, Inc., of record in Book 7621, page 801, Register's Office for Davidson County, Tennessee.

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

AND Grantors do covenant with the said Grantees, that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and same is unencumbered expect for the Deed of Trust in Book 7621, page 804, Register's Office, Davidson County, Tennessee, and the Plan of record in Book 6250, pages 988-89, and corrected in Book 7205, page 890, Declaration of Covenants, Conditions and Restrictions of record in Book 6406, page 929, By-Laws of record in Book 6406, page 942, Deed of Dedication Easement in Book 4377, page 94, as dedicated in Book 6636, page 824, Sanitary Sewers Easements in Book 6117, page 290 and Deed of Dedication in Book 7410, page 996, all of the Register's Office for Davidson County, Tennessee.

AND Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said land to Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantors have caused these presents to be signed this 7TH day of June, 1996.

Brian J. Foley

Julie M. Foley

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, BRIAN J. FOLEY AND WIFE, JULIE M. FOLEY, the within-names bargainors, 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 seal this 14 day of June, 1996.

Notary Public

My Commission Expires: My Commission Expires JUNE 27, 1996

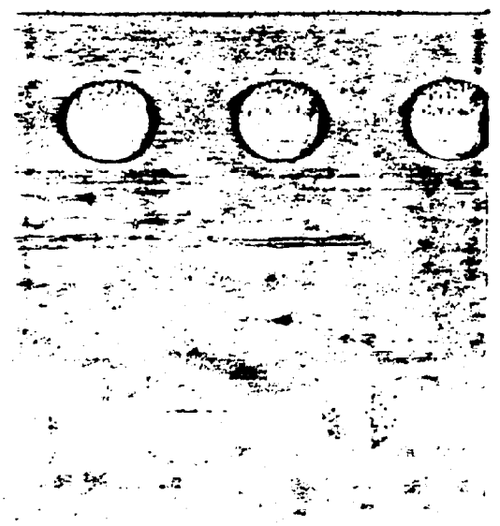
NOTARY PUBLIC AT LARGE STATE OF TEN.

96 JUL 16 PM 4:15
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

020411 8

IDENTIFICATION REFERENCE





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

RECEIVED OF _____

FOR _____

BOOK 10122 PG 528

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

AMT	120000.00
CON TX	444.00
PRFEE	1.00
MDEED	8.00
TOTAL	453.00
CHECK	453.00

[illegible] 01 13:20 0001 5819

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0204118
IDENTIFICATION REFERENCE

96 JUL 16 PM 1:15

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1063486