Box 50

BOOK 10139 PG 140

OLD REPUBLIC
National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

ORT#: SV

STATE OF TENNESSEE)
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 181,000.00

Arthur Anderson, III
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 30th DAY OF July, 19 96

NOTARY PUBLIC

My Commission expires:

(615) 385-2804 THIS INSTRUMENT PREPARED BY TN Sup Ct #003143

Marbut Glenn Gaston, Jr.,Lawyer,2211 Crestmoor Rd.,Nashville, TN 37215
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Arthur Anderson, III (NAME)	Union Planters Bank Of Mid. TN (NAME)	117-2-D-14-CO
3037 Woodlawn Dr., #14 (ADDRESS)	401 Union Street (ADDRESS)	7DA-92015
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 181,000.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

I, Sarah Susan Baker, an unmarried person

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Arthur Anderson, III

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, and being Unit No. 14 on the plan of the Clairmont Condominiums as of record at Book 6200, page 551 and as described in the Master Deed at Book 7096, page 940, 7096, page 948, Book 7108, page 98, Book 7117, page 70, Book 7637, page 319, and Book 8263, page 703, all of record in the Register's Office for said County and all to which reference is hereby made and the same incorporated herein for a complete description of said Unit and the conveyance hereby made.

Being all the same property conveyed to Sarah Susan Baker by deeds as of record at Book 9737, page 618 and Book 8206, page 511, said Register's Office.

This conveyance is subject to 1996 property taxes, which have been prorated the date of final settlement and the grantee assumes in full, to said Master Deed, By-Laws, Charter and amendments thereto at Book 7096, page 940, Book 7096, page 948, Book 7108, page 98, Book 7117, page 70, Book 7637, page 319, and Book 8263, page 703, and to said plan at Book 6200, page 551, all said Register's Office.

0209291
IDENTIF. ↑ REFERENCE

96 JUL 31 PM 1:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

BOOK 10139 PG 141

This is improved (X) property, known as 3037 Woodlawn Dr., #14, Nashville, TN 37215
(House Number) (Street) (City) (State) (Zip)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 30th day of July, 19 96.

Sarah Susan Baker
Sarah Susan Baker

INDIVIDUAL ACKNOWLEDGMENTS:

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 Sarah Susan Baker, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 30th day of July, 1996.

My Commission expires:
11-27-99

Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

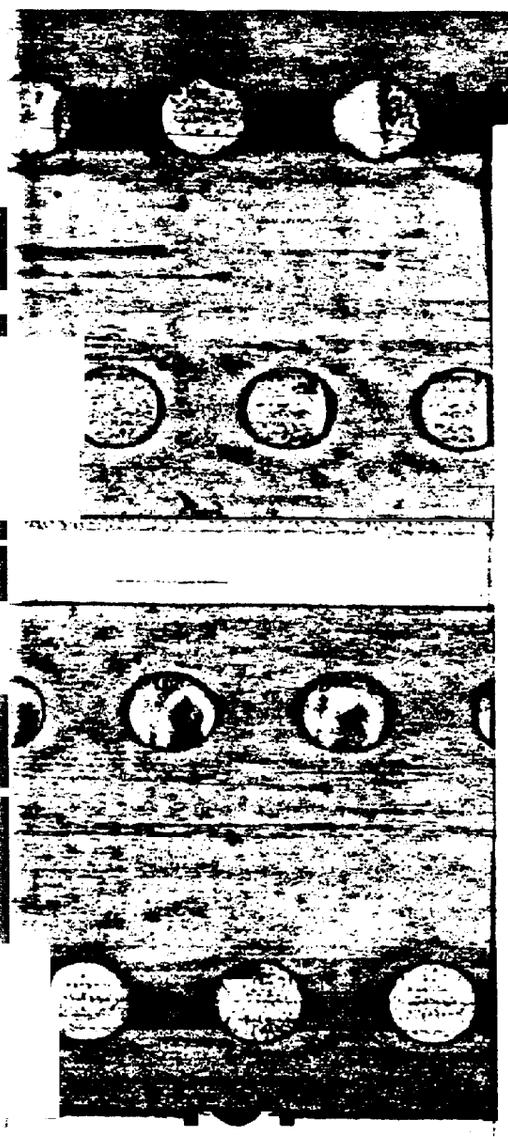
Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public

410 031 0101 03CLERK 6:18:70



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

RECEIVED OF _____

FOR _____

BOOK 10139 PG 142

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
				181000.00
				CON TX 669.70
				PRFEE 1.00
				WDEED 8.00
				TOTAL 678.70
				CHECK 678.70
07/31/96	01			13:17 0001 1410

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. ↑ REFERENCE 0209291

96 JUL 31 PM 1:14

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1068999