OLD REPUBLIC

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

BOOK 10140 PG 703

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 49,000.00

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 31st DAY OF July, 1996.

NOTARY PUBLIC

My Commission expires: 1-29-2000

THIS INSTRUMENT PREPARED BY
T. LARRY EDMONDSON, ATTORNEY AT LAW
SECOND FLOOR, 808 BROADWAY, NASHVILLE, TN 37203
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Donna Beard (NAME)	Same (NAME)	131-5-B-310
310 Summit Ridge Circle (ADDRESS)	(ADDRESS)	
Nashville, TN 37215 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

Katherine E. Collier, now known as Katherine Collier Fagelman and husband, Howard Fagelman

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

Donna Beard

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

SEE ATTACHED EXHIBIT "A"

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.
96 AUG -1 PM 12:20

IDENTIF. & REFERENCE

0209680

unimproved ( )
This is improved (X) property, known as 310 Summit Ridge Circle, 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 31st day of July, 1996.

K E Collier Fagelman
Katherine E. Collier n/k/a
Katherine Collier Fagelman

Howard Fagelman
Howard Fagelman

RECORDERS MEMO
TYPING OR PRINTING IN

INDIVIDUAL ACKNOWLEDGMENTS:

BOOK 10140 PG 704

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 Katherine E. Collier, now known as Katherine Collier Fagelman and husband, Howard Fagelman, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 31st day of July, 1996.

My Commission expires:
1-29-2000

Lea S. Richards
Notary Public

NOTARY PUBLIC STATE OF TENNESSEE

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

My Commission expires:

_____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

My Commission expires:

_____
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

BOOK 10140 PG 705

EXHIBIT "A"

Being Apartment Unit No. 310 of Four Seasons Condominium created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record at Book 6841, Page 349, as amended at Book 6847, Page 122, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed at Exhibit "B", and said Unit as shown on Exhibit "D" to said Master Deed, and as shown on the plat at Book 5050, Page 30, all recording references to the Davidson County, Tennessee Register's Office, all of which are incorporated herein and reference is here by made to same for a complete identification and description of said Unit.

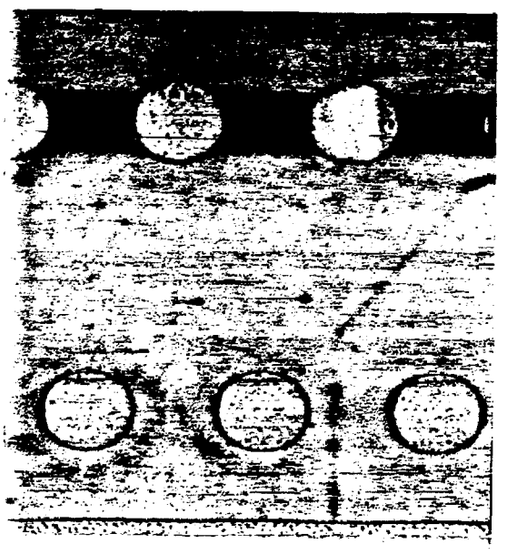
Being the same property conveyed to Katherine E. Collier by Deed from Clarence Sutherland and wife, Susan C. Sutherland of record in Book 8629, Page 442, Register's Office for Davidson County, Tennessee.

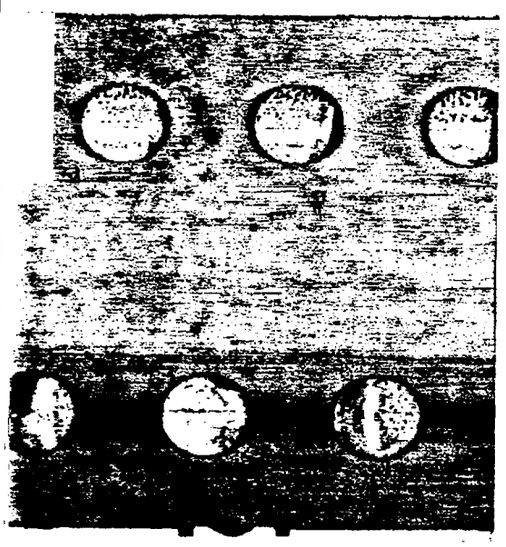
The said Katherine E. Collier is now known as Katherine Collier Fagelman.

Howard Fagelman, spouse of Katherine Collier Fagelman, joins in this conveyance to convey any marital interest he may have in the property.

This conveyance is made subject to Master Deed at Book 6841, Page 349, as amended at Book 6847, Page 122 and By-Laws thereto at Book 6841, Page 376, Engineer's Report at Book 6847, Page 125, Easements and/or the limitations contained in instruments at Book 4821, Page 20, Book 5158, Page 851, Book 5271, Page 430, Book 5388, Page 503, Book 6869, Page 157, Book 6869, Page 162 rerecord at Book 6870, Page 966 and Book 7776, Page 899 and plat at Book 5050, Page 30, all recording references to said Register's Office.

1815 08/01 0101 03CHECK 194.3





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

RECEIVED OF _____

FOR _____ BOOK 10140 PG 706

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 49000.00
				CON TX 181.30
				PRFEE 1.00
				WDEED 12.00
				TOTAL 194.30
				CHECK 194.30
			08/01/96	01 12:23 0001 1815

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0209680
IDENTIF. ↑ REFERENCE

96 AUG -1 PM 12:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1069398