FILE BOX 45

WARRANTY DEED

BOOK 10164 PG 531

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 45,500.00

Thomas M. Terry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF August 19 96

PAMELA NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

Notary Public

MY COMMISSION EXPIRES: May 24, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Valarie G. Terry (NAME)	Matrix Financial Services (NAME)	MAP 52-16-A
1301 Neely's Bend Road, E-46 (ADDRESS)	P.O. Box 78144 (ADDRESS)	PARCEL 46CO
Madison, TN 37115 (CITY) (STATE) (ZIP)	Phoenix, AZ 85062-8144 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Willa Dean Cohan, unmarried (formerly Willa Dean Lamarre)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Valarie G. Terry and husband, Thomas M. Terry and Harold W. Gipson and wife, Helen G. Gipson

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Apartment Unit No. E-46, of Neely's Bend Condominium created under Title 64, Sections 2701 et seq, as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 5483, page 86, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master deed. Reference is hereby made to the Plat of Neely's Bend Condominium of record in Book 5200, Page 200, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Willa Dean Lamarre (now being Willa Dean Cohan) by deed from Thomas E. Terry and wife, Mary Frances Terry, of record in Book 5956, Page 668, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Master Deed and By-Laws, of record in Book 5483, Page 86, said Register's Office.

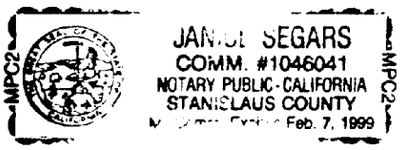
unimproved ( )
This is improved (X) property, known as 1301 Neely's Bend Road, E-46, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; and we do covenant with the 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said 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 my hand this 13th day of August 19 96

8/13/96
Willa Dean Cohan

Willa Dean Cohan



STATE OF CALIFORNIA)
COUNTY OF STANISLAUS)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Willa Dean Cohan, unmarried

the bargainor, with whom I am personally acquainted or proved to me on 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 Modesto, California, this 13th day of August 19 96.

Commission expires February 7, 1999

Janice Segars
Notary Public

STATE OF TENNESSEE
COUNTY OF

BOOK 10164 PG 532

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

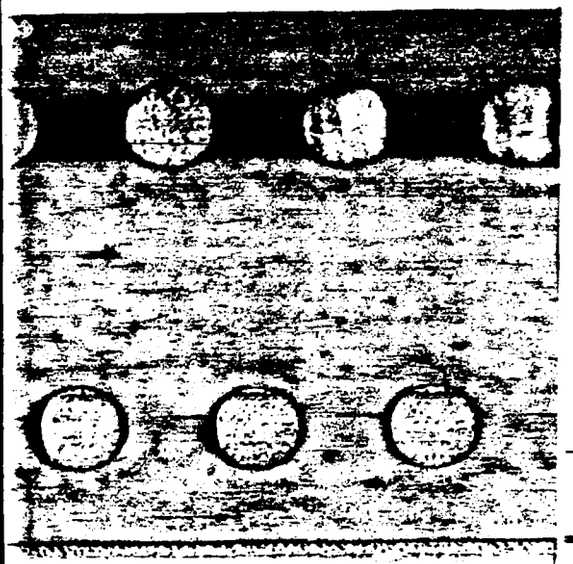
My commission expires _____

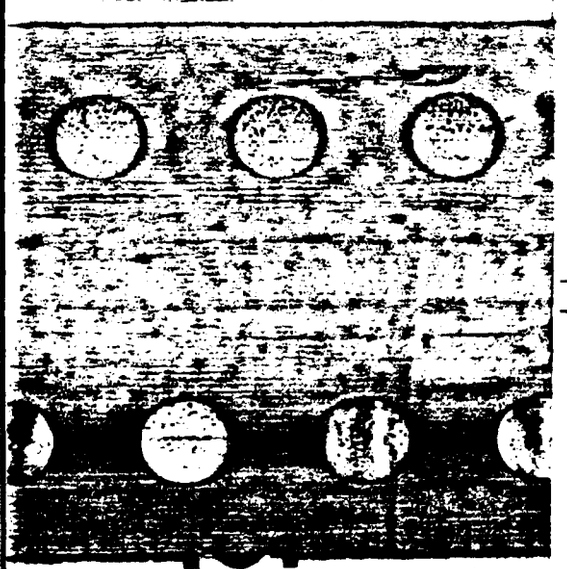
_____
Notary Public

021723
IDENTIFICATION REFERENCE

96 AUG 22 PM 12:12
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

9780 08/22 0101 03CHECK 177.35





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

RECEIVED OF _____

FOR _____

BOOK 10164 PG 533

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 45500.00
				CON TX 168.35
				PRFEE 1.00
				MDEED 8.00
				TOTAL 177.35
				CHECK 177.35
08/22/96	01			12:16 0001 9780

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0217123
IDENTIF. ↑ REFERENCE

96 AUG 22 PM 12: 12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1022337