PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (jb) Title No: 38140
Dav. Co. File: Box 8

BOOK 10168 PG 426

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Paul R. Pate 5314 Edmondson Pike, #5 Nashville, Tennessee 37211	SAME

TAX MAP-PARCEL NUMBERS: 161-1-A-55

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Douglas L. DeMotte, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Paul R. Pate, unmarried,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A condominium apartment in Davidson County, Tennessee, being Unit No. 5314-5 of Danbury Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal property Act, a shown on Exhibit "C" to the Master Deed of record in Book 6612, page 75, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in ht general and limited common elements of the Condominium.

BEING the same property conveyed to Douglas L. DeMotte by deed from BVT Country Place, Ltd. of record in Book 9377, page 1, Register's Office for Davidson County, Tennessee.

Dawn M. DeMotte, spouse of Douglas L. DeMotte, joins in the conveyance solely for the purpose of waiving any marital interest she might have in the subject property.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust to Ernest B. Williams, IV, of record in Book 9377, page 4, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred unto the said Grantee.

Description Reference: Described from information contained in recorded condominium documents.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 6612, Page 75, said Register's Office, and to the matters set forth in the referenced Condominium Plan of record.
This is improved property, known as: 5314 Edmondson Pike, #5, Nashville, Tennessee 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered,

unless otherwise herein set out. BOOK 10163 PG 427

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 23rd day of August, 1996.

Douglas L. DeMotte

Dawn M. DeMotte

State of Tennessee
County of Davidson

On this 23rd day of August, 1996, before me the undersigned authority, personally appeared **Douglas L. DeMotte**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 40745.28

Affiant

Sworn and subscribed before me on the 23rd day of August, 1996.

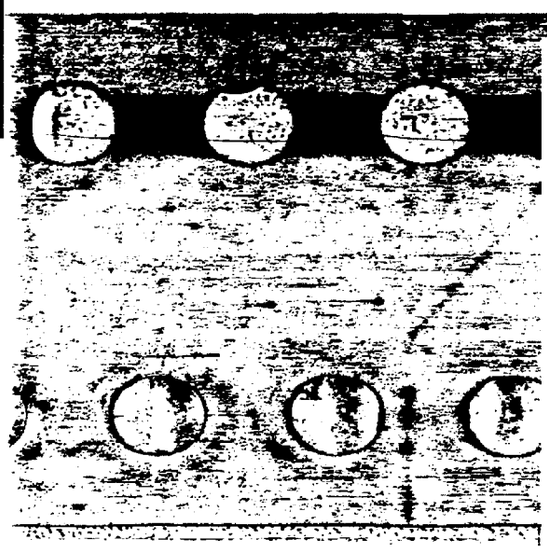
PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

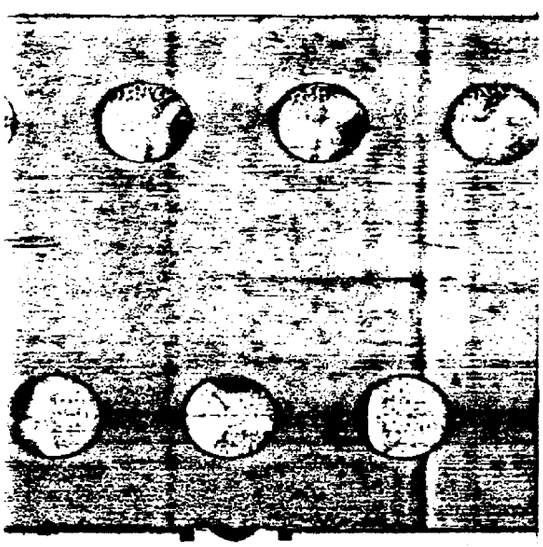
My Commission Expires: _____ Notary Public

0218488
IDENTIF. ↑ REFERENCE

96 AUG 27 AM 9:59
[illegible] REGISTER
DAVIDSON COUNTY, TN.

1245 08/27 0101 03CHECK 159.76





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

RECEIVED OF _____

FOR _____ BOOK 10163 PG 428

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 40745.28
CON TX 150.76
PRFEE 1.00
WDEED 8.00
TOTAL 159.76
CHECK 159.76

08/27/96 01 10:01 0001 1245

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0218488
IDENTIF. # REFERENCE

96 AUG 27 AM 9:59

REGISTER
DAVIDSON COUNTY, TN.

No.1023783