22

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 120,000.00

Affiant

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

I. DYKE TATUM

Notary Public

MY COMMISSION EXPIRES: July 26, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DONALD W. ANTHON, JR. (NAME)	SUNTRUST BANK, NASHVILLE, N. A. (NAME)	PART OF
4710 UTAH AVENUE (ADDRESS)	P. O. BOX 305110/7TH FLOOR (ADDRESS)	103-3-222
NASHVILLE, TN 37209 (CITY) (STATE) (ZIP)	NASHVILLE, TN 37230-5110 (CITY) (STATE) (ZIP)	25W-03965

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, REHAB-IT, LLC, **A TENNESSEE LIMITED LIABILITY COMPANY**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DONALD W. ANTHON, JR. AND MELISSA W. ANTHON, HUSBAND AND WIFE

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:

A certain Condominium Apartment in DAVIDSON County, Tennessee, being Unit No. "B" and Private Elements of Unit "B", on the Plan of FORTY-EIGHTH AVENUE CONDOMINIUMS, as set forth in the Master Deed and By-Laws of record in Book 10023, page 344 and Book 10046, page 725, Register's Office for DAVIDSON County, Tennessee, to which reference is hereby made for a more complete identification and description of such Unit.

BEING the same property conveyed to REHAB-IT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from Kevin McGinn, Married, of record in Book 10046, page 742, Register's Office for DAVIDSON County, Tennessee.

There is conveyed with the above described individual condominium unit an undivided interest in and to the general and/or restricted common areas and facilities of FORTY-EIGHTH AVENUE CONDOMINIUMS, as said areas are set forth and defined in Master Deed and By-Laws of record in Book 10023, page 344 and Book 10046, page 725; and Charter of record in Book 10023, page 339; Register's Office for DAVIDSON County, Tennessee, and to which reference is hereby made for more particulars.

SOURCE OF DESCRIPTION: Survey dated August 16, 1996, made by: JOHN B. KOHL, III, License No. 100

*** CONTINUED ***

unimproved ( )
This is improved (X) property, known as 4710 UTAH AVENUE, NASHVILLE, TN 37209
(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 30th day of August 19 96

REHAB-IT, LLC *
By:
JOE E. ARNOLD, MEMBER AND SECRETARY

REHAB-IT, LLC *
BY:
DANA BATTAGLIA, PRESIDENT AND MEMBER

* A TENNESSEE LIMITED LIABILITY COMPANY

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on 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 _____, Tennessee, this _____ day of _____ 19_____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared JOE E. ARNOLD and DANA BATTAGLIA with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the MEMBER and MEMBER respectively of the REHAB-IT, LLC the within named bargainor, and corporation, and that they as such MEMBER and MEMBER being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said JOE E. ARNOLD as such MEMBER, and attesting the same by the said DANA BATTAGLIA as such MEMBER.

Witness my hand and official seal at office at NASHVILLE, TN on this the 30th day of August 1996.

My commission expires July 26, 1997

I. DYKE TATUM Notary Public

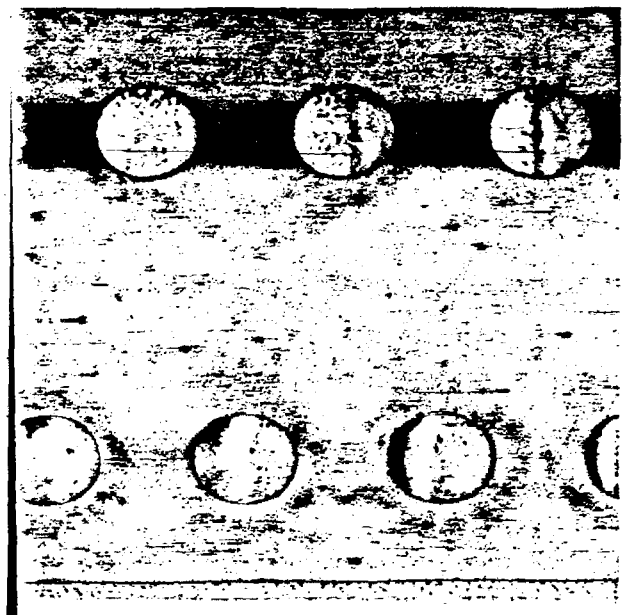
*** CONTINUATION

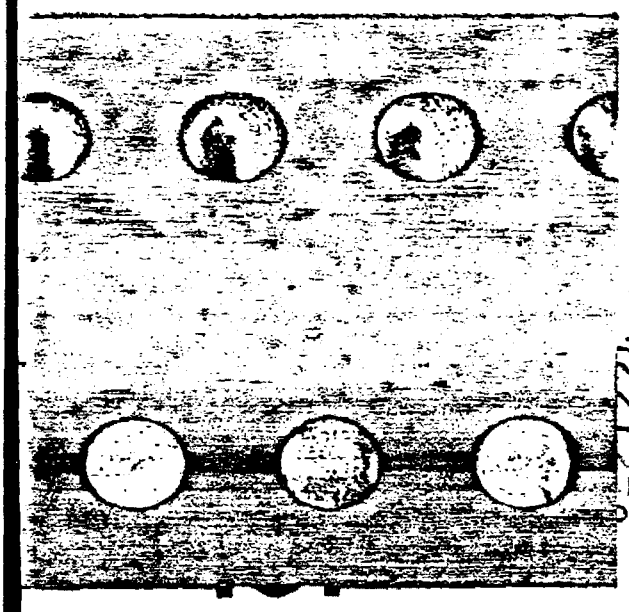
400 SEVENTH AVENUE, SOUTH
NASHVILLE, TN 37203

4160 09/04 0101 03CHECK 453.00

0221224
IDENTIF. & REFERENCE

96 SEP -4 PM 2:18
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 10178 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
120000.00
CON TX 444.00
PRFEE 1.00
WDEED 8.00
TOTAL 453.00
CHECK 453.00

09/04/96 01 14:21 0001 4160

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96 SEP -4 PM 2:18
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ↑ REFERENCE
0221224

0221224

No. 1026663