THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** Third Floor 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $55,000.00 **AFFIANT** Subscribed and sworn to before me, this 3rd day of September, 1996. Notary Public My Commission Expires: 1-27-99

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
David Wills and wife, Scarlett Wills 100 Tedder Blvd. Nashville, TN 37167	First Federal Bank, FSB, d/b/a The Bank of Green Hills 4205 Hillsboro Road, Suite #101 Nashville, TN 37215	92-15A-209 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **GREER INVESTMENT COMPANY.** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **DAVID WILLS AND WIFE, SCARLETT WILLS**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 209 of Elliston Place Quarters, as described in the Master Deed establishing a Horizontal Property Regime with respect to Elliston Place Quarters, of record in Book 7232, page 259, Register's Office for said County, together with a 1/48th undivided interest in the common elements as described in said Master Deed.

Being a part of the property conveyed to Greer Investment Co. by deed from H. Lynn Greer, Jr. and wife, Grace Ann Greer by deed of record in Book 8426, page 14, Register's Office Davidson County, Tennessee.

Property is conveyed subject to:

1. 1996 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree

to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Master Deed Establishing a Horizontal Property Regime of Elliston Place Quarters, of record in Book 6657, page 72, as amended in Book 7232, page 259, Register's Office for said County.

3. Restrictive covenants of record in Book 482, page 379, and in Book 565, page 235, Register's Office for said County.

This is improved property known as 2325 Elliston Place, Unit #209, Nashville, Tennessee 37203.

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 it covenants with the said Grantees that it is lawfully seized 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; and further covenants and binds itself, its successors and assigns, 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 person 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 3rd day of September, 1996.

GREER INVESTMENT COMPANY.,
a Tennessee corporation

By: _____
Lynn Greer, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

4329 09/04 0101 03CHECK 212.50

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LYNN GREER**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **PRESIDENT** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 3rd day of September, 1996.

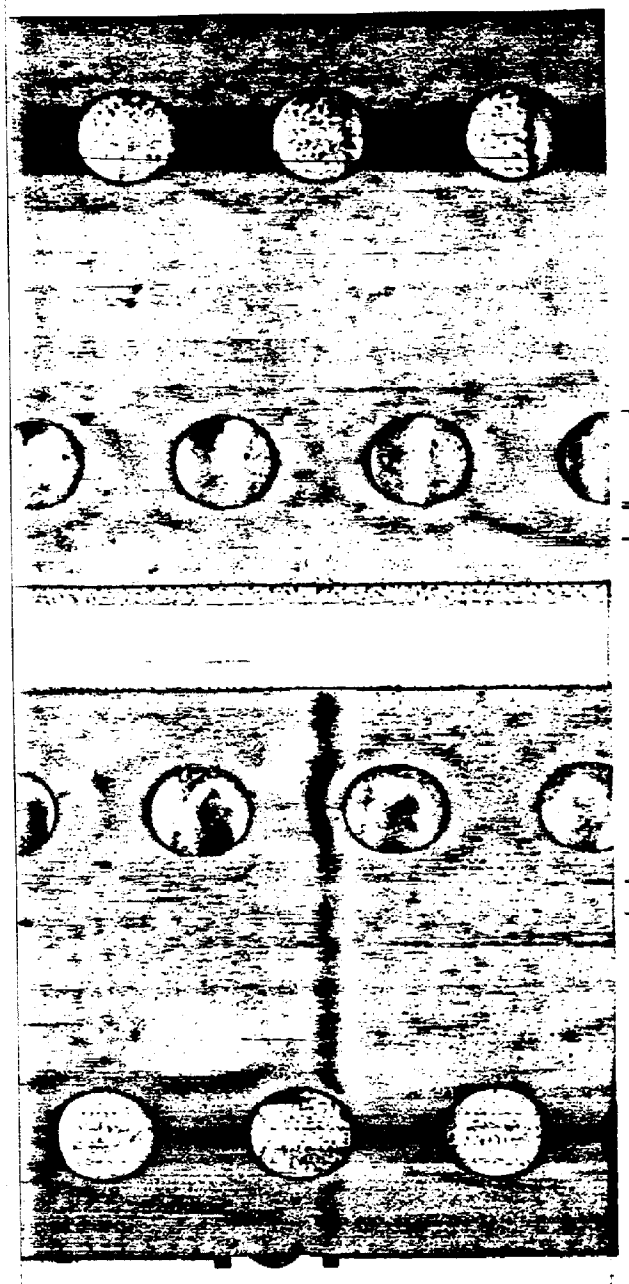
_____
Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires: 11/27/99

0221386
IDENTIF. & REFERENCE

96 SEP -4 PM 4:03
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10178 PG 778

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 55000.00
CON TX 203.50
PRFEE 1.00
WDEED 8.00
TOTAL 212.50
CHECK 212.50

09/04/96 01 16:07 0001 4329

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0221386
IDENTIF. ↑ REFERENCE

96 SEP -4 PM 4:03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1026832