BOX 44

THIS INSTRUMENT PREPARED BY: **Justin T. Milam** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 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 $28,500.00. Affiant Subscribed and sworn to before me, this 19th day of September, 1996. Notary Public My Commission Expires: 5/23/98

Address New Owner As Follows: Christina M. M. Ribbons 441 Harding Place, Unit H-8 Nashville, TN 37211	Send Tax Bills To: SAME	Map-Parcel Number: Tract I: 147-3-A-099 Tract II: 147-3-A-102

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 Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHARLES NELSON, JR.,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **CHRISTINA M. M. RIBBONS,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

TRACT I:
Land in Davidson County, Tennessee, being Unit No. H-5, of Harding Place Condominium created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6104, page 725, 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 Harding Place Condominium, of record in Book 5200, page 571, Register's Office for Davidson County, Tennessee, for a more complete identification and description of such unit.

Being the same property conveyed to Charles Nelson, Jr., by deed from Harding Manor Associates, joint venture, of record in Book 6104, page 848, Register's Office for Davidson County, Tennessee.

TRACT II:
Land in Davidson County, Tennessee, being Unit No. H-8, of Harding Place Condominium created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6104, page 725, 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 Harding Place Condominium, of record in Book 5200, page 571, Register's Office for Davidson County, Tennessee, for a more complete identification and description of such unit.

Being the same property conveyed to Charles Nelson, Jr., by deed from Harding Manor Associates, joint venture, of record in Book 6104, page 858, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 1996 taxes, a lien but not yet due and payable, which have been prorated and paid by Grantor.

2. Master Deed establishing a Horizontal Property Regime of record in Book 6104, page 725, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 5200, pages 571 and 572, Register's Office for said County.

This is improved property known as 441 Harding Manor, Units H-5 & H-8, Nashville, TN 37211.

Subject property is not the usual place of residence of the Grantor or his spouse.

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, her heirs and assigns, forever; and I covenant with the said Grantee that I am 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 further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 19th day of September, 1996.

Charles Nelson, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

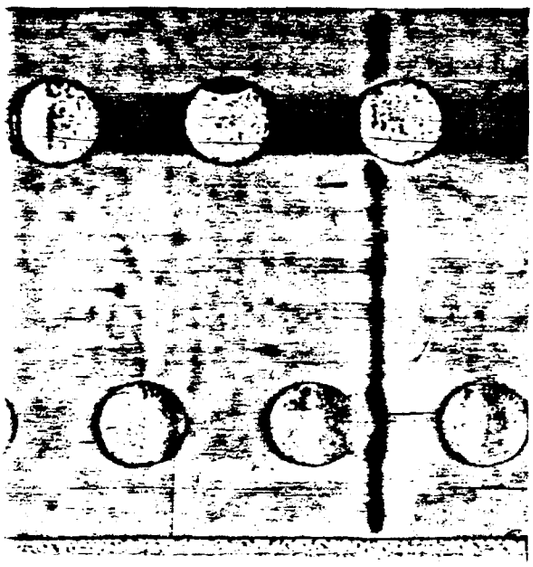
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHARLES NELSON, JR.**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

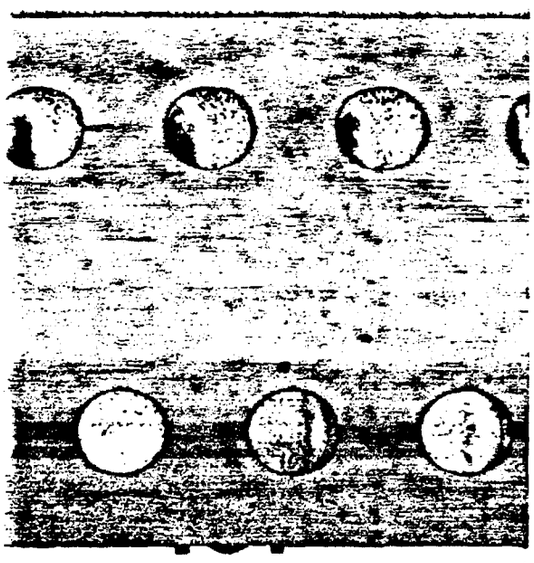
WITNESS my hand, at office, this 19th day of September, 1996.

Notary Public

My Commission Expires: 5/23/98

0227213
IDENTIFICATION REFERENCE
96 SEP 19 PM 3:55
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.
0569 09/19 0101 03CHECK 118.45





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

RECEIVED OF _____

FOR _____

BOOK 10197 PG 26

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 28500.00
				CON TX 105.45
				PRFEE 1.00
				WDEED 12.00
				TOTAL 118.45
				CHECK 118.45
09/19/96	01			15:59 0001 0569

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0227213
IDENTIF. & REFERENCE

96 SEP 19 PM 3:55
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1032990