File Box 9-B
First Title and Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
200 Richard Jones Rd., Ste. 110
Nashville, Tennessee 37215

BOOK 10216 PG 36

#14175

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
SUSAN C. MARTIN (NAME)	SOUTHEASTERN MORTGAGE OF TN, INC (NAME)	104-2-L
3221 West End Circle (STREET ADDRESS OR ROUTE NUMBER)	565 Marriott Drive, Suite 250 (STREET ADDRESS)	104
Nashville, Tennessee 37203 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37214-5014 (CITY) (STATE) (ZIP)	21W13416

FOR AND IN 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, THE PARTHENON GROUP, a Tennessee general partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SUSAN C. MARTIN, unmarried

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

Land in Davidson County, Tennessee, being Unit No. 3221, together with the appurtenant interest in the common elements of Magnolia Court Condominiums, a horizontal property regime established by Master Deed and By-Laws, of record in Book 7295, page 869, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

Being part of the same property conveyed to The Parthenon Group, a General Partnership by deed from Perryman Construction Company of record in Book 6778, Page 936, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1996 Taxes, which have been prorated and will be paid by the Seller; (2) Restrictions and By-Laws of record in Book 7295, page 869; (3) Charter of record in Book 7839, page 445; and (4) All matters appearing on the Master Deed Plan of record in Book 7295 page 869, said Register's Office.

96 OCT -4 AM 11:17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. A REFERENCE 0233029

This is improved (XX) unimproved ( ) property, known as 3221 West End Circle, Nashville, Tennessee 37203

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 27th day of September, 19 96

THE PARTHENON GROUP
By: Debbie F. Burns
DEBBIE F. BURNS, ATTORNEY-IN-FACT
BY POWER OF ATTORNEY RECORDED IN
BOOK 9105, PAGE 614, REGISTER'S
OFFICE FOR DAVIDSON COUNTY,
TENNESSEE

STATE OF TENNESSEE
COUNTY OF _____

BOOK 10216 PG 37

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

_____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand at office, this _____ day of _____, 19 _____.

My commission expires _____ Notary Public _____

STATE OF _____
COUNTY OF _____

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

_____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ 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 _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEBBIE F. BURNS, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes contained, and who further acknowledged that she is the Attorney-In-Fact for THE PARTHENON GROUP and is authorized by THE PARTHENON GROUP to execute this instrument on their behalf.

Witness my hand, at Office, this 27th day of September, 1996.

NOTARY PUBLIC

My Commission Expires: 11/25/96

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 92,400.00

Susan C. Martin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF September, 19 96

MY COMMISSION EXPIRES: 11/25/96
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

THE PARTHENON GROUP

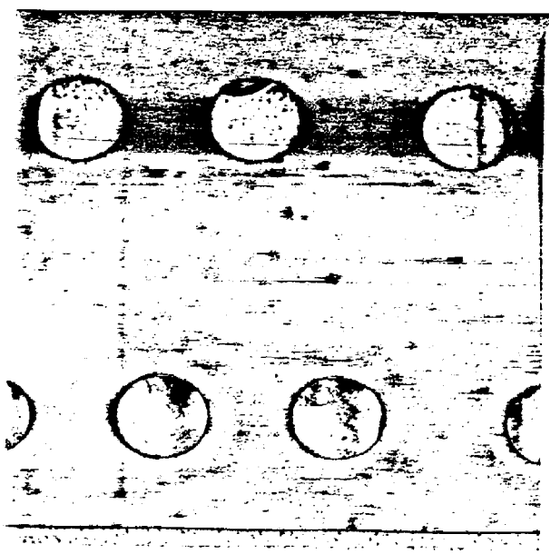
TO

SUSAN C. MARTIN

6734 10/04 0101 03CHECK 350.00

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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

RECEIVED OF _____

FOR _____

BOOK 10216 PG 38

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	92400.00
CON TX	341.88
PRFEE	1.00
WDEED	8.00
TOTAL	350.88
CHECK	350.88

10/04/96 01 11:20 0001 6734

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0233029
IDENTIF. & REFERENCE

96 OCT -4 AM 11:17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

№ 1073808

No. [redacted]