BOOK 10234 PG 386

PREPARED BY (AND RETURN TO):

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W & I Ref: (jb) Title No: 38301
Dav. Co. File: Box 8

96 OCT 23 AM 10:17
FELIX E. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
0239117

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Barbara A. Groux 104 Hanover Square Nashville, Tennessee 37215	Norwest Mortgage, Inc. 100 South 5th St., Ste. 800 Minneapolis, MN 55402

TAX MAP-PARCEL NUMBERS: 117-1-E-7

3371 10/23 0101 03CHECK 1600.00

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 **Robert D. Short, Jr. and spouse, Martha Brock Short,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Barbara A. Groux, 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. 2 on the plan of Revision #2, Hanover Square, of record in Plat Book 5200, page 134, and as set out on the Condominium Site Plan showing Lot 4, Hanover Square, as of record in Plat Book 5210, page 261, Register's Office for said County, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Robert D. Short, Jr. and wife, Martha Brock Short by deed from Cal Turner, Jr. and wife, Margaret B. Turner of record in Book 7626, page 42, Register's Office for Davidson County, Tennessee.

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 5380, Page 164 and Book 5565, page 948, said Register's Office, and to the matters set forth in the referenced Condominium Plan of record.

This is improved property, known as: 104 Hanover Square, Nashville, Tennessee 37215

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.

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.

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WITNESS THE EXECUTION HEREOF this 18th day of October, 1996.

Robert D. Short, Jr.

Martha Brock Short

State of Tennessee
County of Davidson

On this 18th day of October, 1996, before me the undersigned authority, personally appeared **Robert D. Short, Jr.** and **Martha Brock Short**, 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.

My Commission Expires: _____ Notary Public

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

State of Tennessee
County of Davidson

AFFIDAVIT

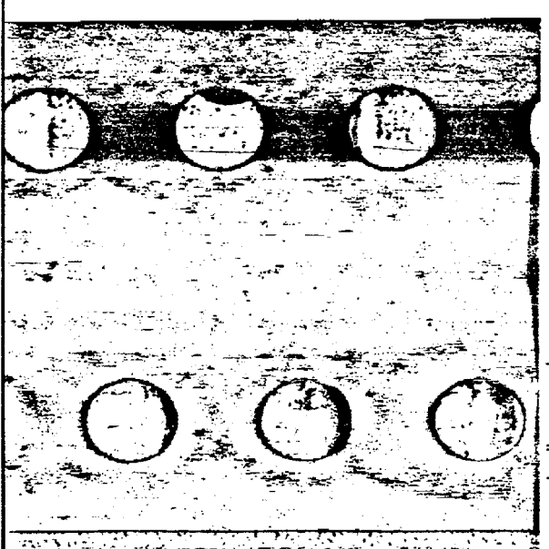
The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 430000.00

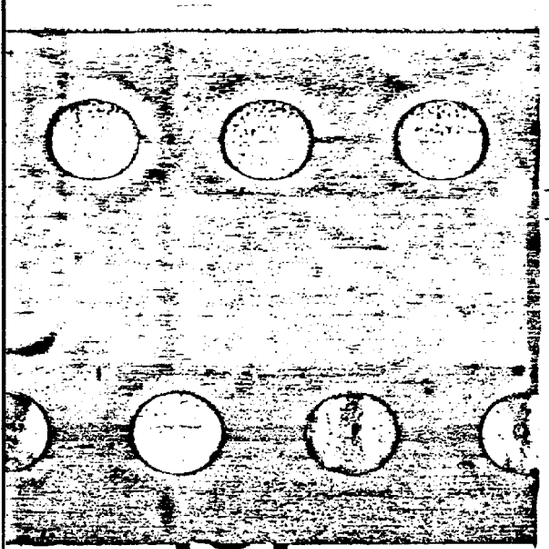
Affiant

Sworn and subscribed before me on the 18th day of October, 1996.

My Commission Expires: _____ Notary Public

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





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 430000.00
CON TX 1591.00
PRFEE 1.00
WDEED 8.00
TOTAL 1600.00
CHECK 1600.00

10/23/96 01 10:17 0001 3271

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0239117
IDENTIF. ↑ REFERENCE

96 OCT 23 AM 10:17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

№ 1080252

No [redacted]