THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE) BOOK 10252 PG 767
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 95,000.00

Vincent A. Culhane
Affiant

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 1st day of November 1996

Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
VINCENT A. CULHANE 2011 Nashboro Boulevard Nashville, Tennessee 37217	FT Mortgage Companies P.O. Box 146 Memphis, Tennessee 38101	MAP 135-12 A PARCEL 6

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of NINETY FIVE THOUSAND AND NO/100---------- ---------- (S 95,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, PAUL N. NELSON AND WIFE, TERI LEE NELSON hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto VINCENT A. CULHANE AND CAROLYN MILHISER, BOTH UNMARRIED 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:

BEING Unit No. 2011 and Garage Unit No. 2011-G in Nashboro Village 12 Condominium, a Horizontal Property Regime, on the Plan of record in Book 4675, page 121, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Paul N. Nelson and wife, Teri Lee Nelson, by deed from James B. Davis and wife, Renee Wray-Davis, of record in Book 8161, page 827, Register's Office for Davidson County, Tennessee.

0244412
IDENTIF. ↑ REFERENCE

96 NOV -7 AM 8:44
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

This is improved property known as 2011 Nashboro Boulevard, Nashville, Tennessee 37217

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.

GRANTORs COVENANT___ with the said GRANTEEs that they are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Nashboro Village 12 Condominium of record in Book 4675, page 121, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE s, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 1st day of November, 19 96.

Paul N. Nelson
PAUL N. NELSON

Teri Lee Nelson
TERI LEE NELSON

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PAUL N. NELSON AND WIFE, TERI LEE NELSON, the bargainor s, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of November, 1996.

My Commission Expires: November 22, 1997

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

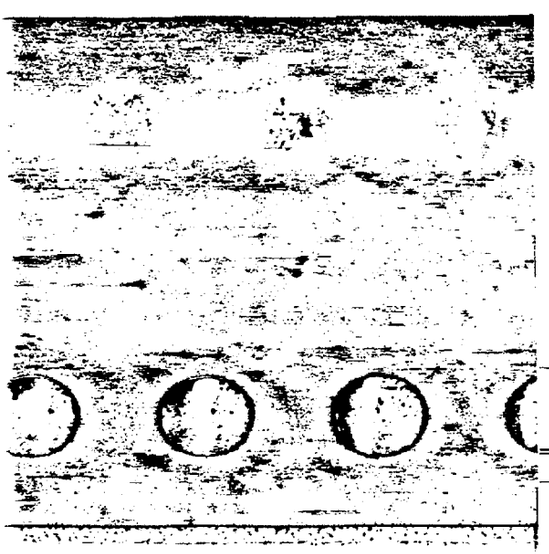
Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

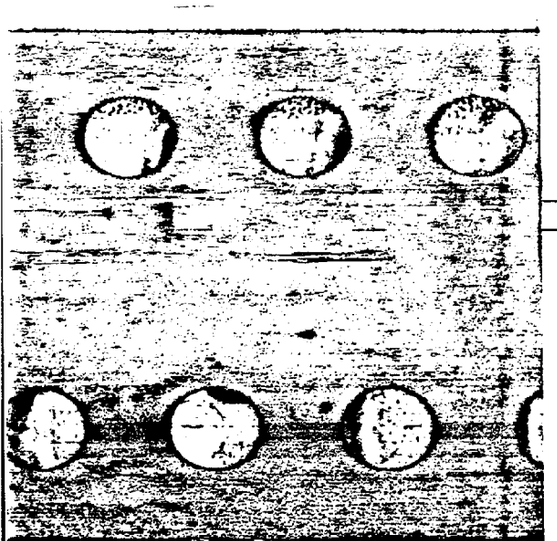
Witness my hand and official seal this _____ day of _____, 19 ____.

My Commission Expires: _____

Notary Public

3779 11/07 2:01 CHECK 360-50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10252 PG 769

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 95000.00	
			CON TX	351.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	360.50
			CHECK	360.50
11/07/96	01	08:46	0001	8979

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0244412
IDENTIF. & REFERENCE

96 NOV -7 AM 8:14

FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TN.

No. 1085898