0249626

IDENTIF. & REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

96 NOV 25 AM 9:33

REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (cmw) Title No: 38387
Dav. Co. File: Box 8

BOOK 10269 PG 168

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jo Ellyn Dyson 4040 Woodlawn Drive, #33 Nashville, TN 37205	First Republic Mortgage Corporation 3212 West End Avenue, Suite 500 Nashville, TN 37203

TAX MAP-PARCEL NUMBERS: Part of Map and Parcel 103-16-120 07DA 04269

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 **Wellington II Limited Partnership, a Tennessee Limited Partnership,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jo Ellyn Dyson, 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. 33 of Stanford Place, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan Exhibit "B" to the Master Deed of record in Book 10018, Page 140, as amended in Book 10058, Page 623, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

BEING part of the same property conveyed to Wellington II Limited Partnership, a Tennessee limited partnership by deed from Edwin B. Raskin, Trustee of record in Book 9403, page 504, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

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 1018, Page 140, as amended in Book 10058, Page 623, said Register's Office, and to the matters set forth in the referenced Condominium Plan of record.

This is improved property, known as: 4040 Woodlawn Drive, #33, Nashville, TN 37205

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.

WITNESS THE EXECUTION HEREOF this 21st day of November, 1996.

Wellington II Limited Partnership
By: A & B Properties, Inc.
General Partner

BOOK 10269 PG 169

BY: _____
Title: President

State of Tennessee
County of Davidson

Before me, the undersigned authority, personally appeared **George N. Spiva**, to me known (or proved to me on the basis of satisfactory evidence),and who, upon oath, acknowledged and was identified as President of A & B Properties, Inc., a Tennessee corporation, general partner(s) of **Wellington II Limited Partnership**, the within named bargainor, a Tennessee limited partnership, and acknowledged the execution of the foregoing instrument as such officer of such general partner for the purposes therein contained.

My Commission Expires: 1-25-97

_____
Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 170000.00

_____
Affiant

Sworn and subscribed before me on the 22nd day of November, 1996.

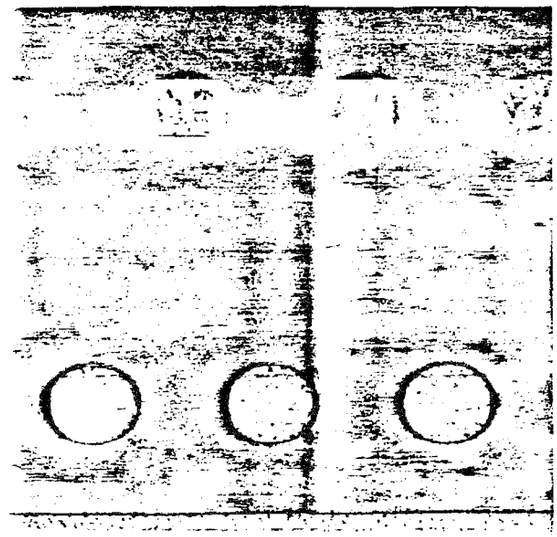
DEBORAH H. BERRIE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

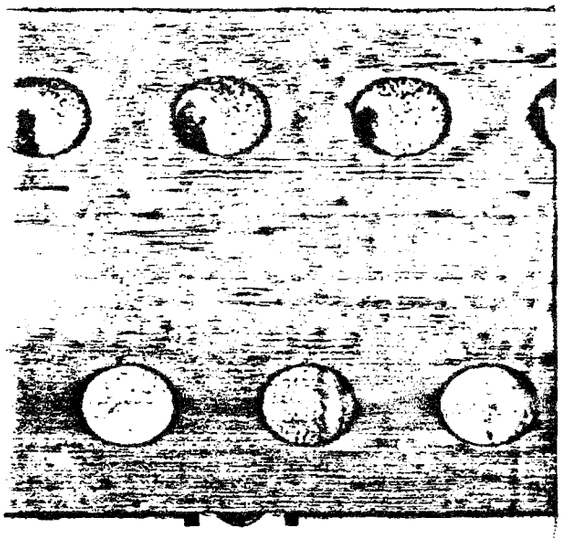
_____
Notary Public

My Commission Expires:

My Commission Expires JULY 25, 1998

8747 11/25 0101 03CHECK 638.0





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

RECEIVED OF _____

FOR _____

BOOK 10269 PG 170

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	170000.00
			CON TX	629.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	638.00
			CHECK	638.00
11/25/96	01		09:34 0001	8747

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02 49626
IDENTIF. # REFERENCE

96 NOV 25 AM 9:33

REGISTER
DAVIDSON COUNTY, TN.

No. 1091440