Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #96-1214

WARRANTY DEED

BOOK 10276 PG 515

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 **Roger G. Maultsby,** individually and as Executor of the Estate of Phillip E. Givan, deceased, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Patricia Neal,** , 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:**

Unit No. 17, of Belle Meade Highlands 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 7091, Page 302, 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 Belle Meade Highlands Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Phillip E. Givan by Deed of record in Book 9118, pg. 355 RODC. The said Phillip E. Givan (a.k.a. Phillip Eugene Givan) deceased having devised said property to Roger G. Maultsby by Will of record in Will Book 206, pg 213, Probate Clerk's Office for Davidson County, TN.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

This is improved property, known as: 21 Vaughans Gap Road #A17, 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 covenant with the said Grantee that Grantor is lawfully seised and possessed of said of said land in fee simple, has 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. 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.

WITNESS THE EXECUTION HEREOF this 27th day of November, 1996

Roger G. Maultsby

Roger G. Maultsby, individually

Roger G. Maultsby

Roger G. Maultsby, Executor of the Estate of Phillip E. Givan

State of Tennessee)
County of Davidson)

On this the 27th day of November, 1996, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Roger E. Maultsby, the bargainor(s), 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.

Notary Public

My Commission Expires: 11-22-97

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$70,000.00**.

Roger D. Maultsby
Affiant

Sworn and subscribed before me on this the 27th day of November, 1996.

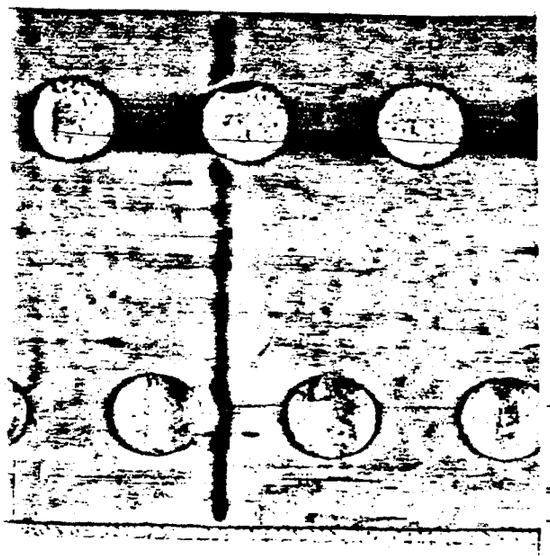
Notary Public

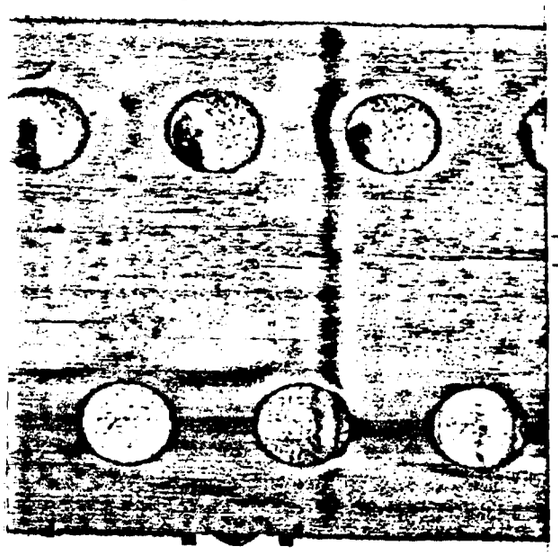
My Commission Expires: 11-22-97

025 1480
IDENTIF. ↑ REFERENCE
96 DEC -2 PM 3:02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Patricia Neal	First Republic Mortgage Corp.	129-15-
21 Vaughans Gap Road #A17	3212 West End Ave. S-500	A-17co
Nashville, TN 37205	Nashville, TN 37203	
TN 37205		

12/02/96 01:01 03CHECK 268-





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

RECEIVED OF _____

FOR _____

BOOK 10276 PG 517

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 70000.00
CON TX 259.00
PRFEE 1.00
WDEED 8.00
TOTAL 268.00
CHECK 268.00

12/02/96 01 15:10 0001 0713

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0251480
IDENTIF. ↑ REFERENCE

96 DEC -2 PM 3:06
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1093387