This instrument prepared by:
Jeff M. Grissim
323 Union Street
Nashville, Tennessee 37201

WARRANTY DEED

BOOK 10278 PG 562

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Jim H. Zeigler	NationsBanc Mortgage	Map 131 - 2A-
	P.O.Box: 740017	Parcel 39
2116 Hobbs Road,H-2	Louisville, KY 40201	
Nashville, TN 37215		

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Philip Ashmore, unmarried, (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto James Zeigler, unmarried, (the "Grantee"), their successors and assigns, all of their right, title and interest in and to that certain land in Davidson County, State of Tennessee more particularly described as follows:

A certain condominium apartment in Davidson County, Tennessee, being UNIT No. H-2 in a Horizontal Property Regime which is located on the Plat of Hobbs House Condominium Apartments, of record in Book 4595, page 74, as amended in Book 5200, page 54, Register's Office for said County.

BEING the same property conveyed to Philip Ashmore, by Deed of Record in Book 9885, page 18, Register's Office for Davidson County, Tennessee.

This improved property, known as: 2116 Hobbs Road, H-2, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, except as specifically herein provided, forever. And Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for current property taxes and those exceptions included on Exhibit "A", attached hereto and incorporated herein by reference. And Grantor does further covenant and bind itself, its heirs and representatives to warrant and forever defend the title to the said land to the said Grantee, his successors and assigns, against the lawful claims of all persons, whomever.

Whenever 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 our hands this 26th, day of November, 1996.

Philip Ashmore

Philip Ashmore

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 26th day of November, 1996, before me personally appeared Philip Ashmore, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that he (or they) executed the same as his (or their) free act and deed.

WITNESS my hand and official seal at Nashville, Tennessee, this 26th day of November, 1996.

NOTARY PUBLIC

My Commission Expires: May 2000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $62,500.00.

Philip Ashmore
Affiant-

Subscribed and sworn before me this 26th day of November, 1996.

NOTARY PUBLIC

My Commission Expires: May 2000

tnbforms\deed1.wd

025489
IDENTIF. ↑ REFERENCE

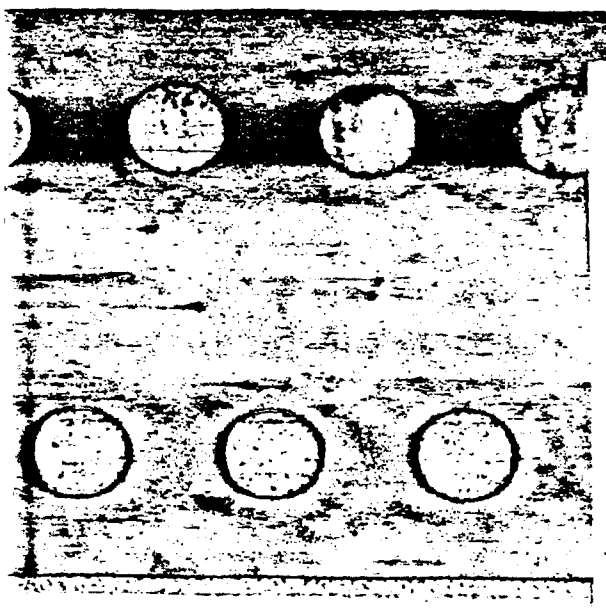
96 DEC -2 PM 3:12
CLARA C. WILSON II REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

EXHIBIT A

Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, power of attorney, and limitations on title, created by the Tennessee "Horizontal Property Act" Tennessee Code Annotated and as set forth in the Master Deed and By-Laws recorded in Book 5289, page 515 and as amended in Book 5292, page 958, Book 5293, page 612, Book 6822, page 893, Book 7802, page 299 and Book 7824, page 974.

0722 12/02 0101 03CHECK 244.25



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

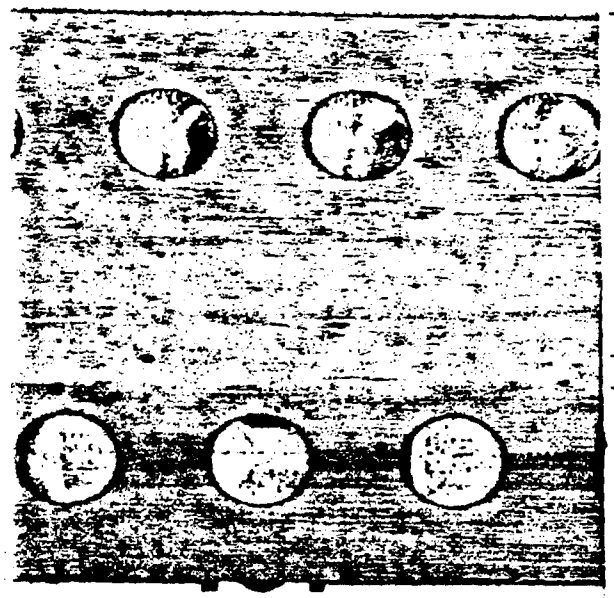
FOR _____

BOOK 10276 PG 565

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 62500.00
				CON TX 231.25
				PRFEE 1.00
				TDEED 12.00
				TOTAL 244.25
				CHECK 244.25
		12/02/96	01	15:16 0001 0722

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

025 1489
IDENTIF. & REFERENCE

96 DEC -2 PM 3:12

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1093396