This Instrument Prepared By:

Bottorff, Kavin & Cook
5110 Maryland Way, Suite 200
Brentwood, TN 37027

WARRANTY DEED

BOOK 10279 PG 721

ADDRESS NEW OWNER:
Franklin Russell Robinson
810 Bellevue Rd., #264
Nashville, Tennessee 37221

SEND TAX BILL:
To Owner

MORTGAGEE:
NationsBank of Tennessee, N.A.
One NationsBank Plaza
Nashville, TN 37219

MAP AND PARCEL:
MAP 142-6
GROUP
PARCEL 264.00CO

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, John M. Noble Jr., unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Franklin Russell Robinson, unmarried, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Bldg. No. 47, Unit No. 264, together with garage space 264G, on the Plan of "Peppertree" Creekside Meadows Condominiums, of record in Book 4675, pages 128, 129, & 130, said Register's Office.

Being the same property conveyed to John M. Noble Jr., unmarried by deed from CUB Properties, a partnership of record in Book 9831, page 957, Register's Office for Davidson County, Tennessee.

This is improved property known as 810 Bellevue Rd., #264, Nashville, TN 37221.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1997 and subsequent years.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Franklin Russell Robinson, unmarried, his heirs and assigns, forever; and I, John M. Noble Jr., unmarried, do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 2nd day of December, 1996.

John M. Noble Jr.

1817 12/04 0101 03CHECK 230.63

0252452
IDENTIF. ↑ REFERENCE

96 DEC -4 AM 9:59
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named John M. Noble Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 2nd day of December, 1996.

NOTARY PUBLIC

My Commission Expires: 3/2/98

THOMAS I. BOTTORFF * NOTARY PUELIC AT LARGE * WILLIAMSON CO. TENN

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 59,900.00.

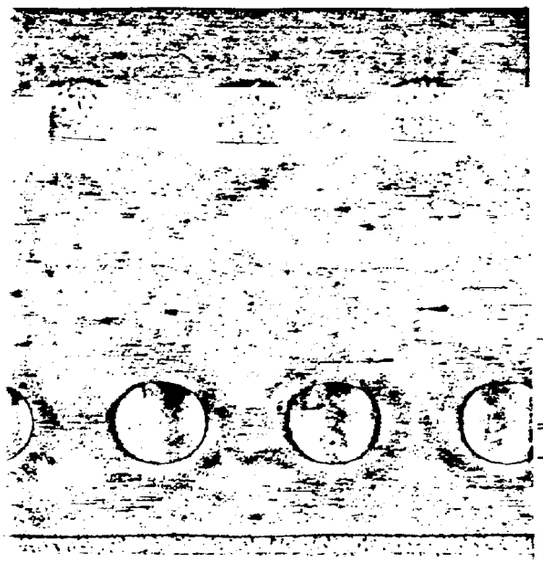
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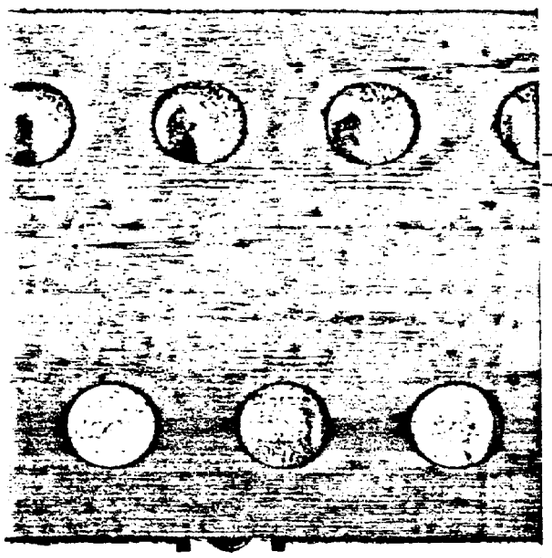
Subscribed and sworn to before me this 2nd day of December, 1996.

NOTARY PUBLIC

My Commission Expires: 3/2/98

THOMAS I. BOTTORFF * NOTARY PUELIC AT LARGE * WILLIAMSON CO. TENN





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10279 PG 723

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	59900.00
			CON TX	221.63
			PRFEE	1.00
			WDEED	8.00
			TOTAL	230.63
			CHECK	230.63
12/04/96	01		10:02 0001	1817

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0252452
IDENTIF. ↑ REFERENCE

96 DEC -4 AM 9:59
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1094480