27A

WARRANTY DEED

BOOK 10281 PG 267

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $62,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF December 19 96

Notary Public

MY COMMISSION EXPIRES: 2/9/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SERVICE TITLE & ESCROW COMPANY, INC.,
4721 TROUSDALE DRIVE, SUITE 216, NASHVILLE, TENNESSEE 37220

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Milan Andrew Kasper	SAME	Map 129
21 Vaughns Gap #46		Group 15-A
Nashville, TN 37205		Parcel 46 CO

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, WILLIAM E. RUSSELL and wife, SHERRY A. RUSSELL HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MILAN ANDREW KASPER and wife, RENATA KASPER 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. 46, 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 set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such units.

Being the same property conveyed to William E. Russell and wife, Sherry A. Russell, by deed from United Residuals, Limited, a Tennessee Limited Partnership, of record in Book 7800, page 604, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: 2267 12/05 0101 03CHECK 238.40

Metropolitan-Davidson County taxes for 1996, a lien which is due and payable.

Master Deed of record in Book 7091, page 302, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED (X) UNIMPROVED ( ) PROPERTY KNOWN AS:
21 Vaughns Gap, #46, Nashville, Tennessee 37205
(HOUSE NUMBER) (STREET) (CITY) (STATE) (ZIP)

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; and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 we hand(s) this the 2nd day of December, 19 96.

William E. Russell
BY: William E. Russell
Danette K. Drageset, Attorney-in-fact
Danette K. Drageset
Attorney In Fact

Sherry A. Russell
BY: Sherry A. Russell
Danette K. Drageset, Attorney-in-fact
Danette K. Drageset
Attorney In Fact

BOOK 10281 PG 268

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 Danette K. Drageset, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of William E. Russell and Sherry A. Russell as their Attorney-in-Fact and the free act and deed of the within named William E. Russell and Sherry A. Russell.

Witness my hand and official seal, this 2nd day of December, 1996.

Notary Public

My commission expires: 2/9/98

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged _____ to be President (or other officer authorized to execute this instrument) of the _____, the within named bargainor, a corporation, and that _____ as such _____ _____, being authorized to do so, executed the foregoing instrument for the purpose therein, by signing the name of the corporation by _____ as _____.

WITNESS my hand and seal, at office in _____, this the _____ day of _____, 19____.

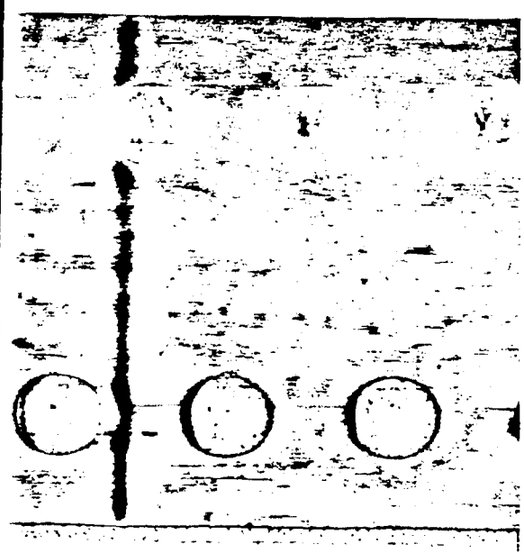
_____
NOTARY PUBLIC

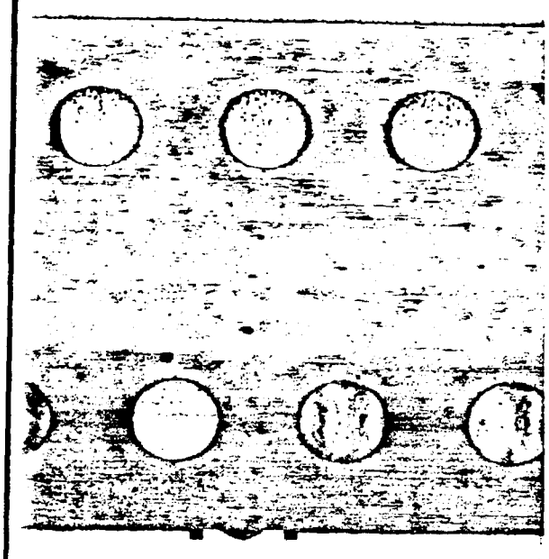
My Commission Expires:_____

0252881
IDENTIF. ↑ REFERENCE

96 DEC -5 AM 8:59

REGISTER
DAVIDSON COUNTY, TN.





OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10281 PG 269

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 62000.00
CON TX 229.40
PRFEE 1.00
WDEED 8.00
TOTAL 238.40
CHECK 238.40

12/05/96 01 08:59 0001 2267

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0252881
IDENTIF. ↑ REFERENCE

96 DEC -5 AM 8:59

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

No. 1094924