Return Box 10

WARRANTY DEED

BOOK 10284 PG 479

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $56,080.59

Affiant :

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF November 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.
Randy L. Perry	GMAC Mortgage Corporation	133-15-A-76 CO
Box C	P.O. Box 780	133-15-A-79 CO
Martin, TN 37238	Waterloo, IA 50704-0780	133-15-A-91 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, I, ALEX BONNER d/b/a B & W INVESTMENTS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RANDY L. PERRY and wife, MARGARET N. PERRY

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 Units M-6, N-1 and O-5, of Pagoda Condominiums 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 6111, page 22, as amended in Book 9445, page 492, 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 Pagoda Condominium set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such units.

Being part of the same property conveyed to Alex Bonner d/b/a B & W Investments by Quitclaim Deed from B & W Investments, formerly a Tennessee partnership comprised of Jim Woolems and Alex Bonner, of record in Book 8276, page 787, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

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

Master Deed of record in Book 6111, page 122; as amended in Book 9445, page 492, Register's Office for Davidson County, Tennessee.

As part of the consideration for the transfer of this property, the Grantee understands and agrees to assume the unpaid balance of a notes secured by a first mortgage Deeds of Trust of record in Book 6111, page 485; Book 6111, page 505; and Book 6111, page 525, Register's Office for Davidson County, Tennessee, payable to Pagoda Associates, a joint venture.

THIS IS IMPROVED (X) UNIMPROVED ( ) PROPERTY KNOWN AS:

320 Welch Road, M-6, N-1 and O-5, Nashville, Tennessee 37211
(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 my hand(s) this the 29th day of November, 19 96.

Alex W Bonner

Alex Bonner

BOOK 10284 PG 480

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, Alex Bonner, the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this the 29th day of November, 19 96.

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____.

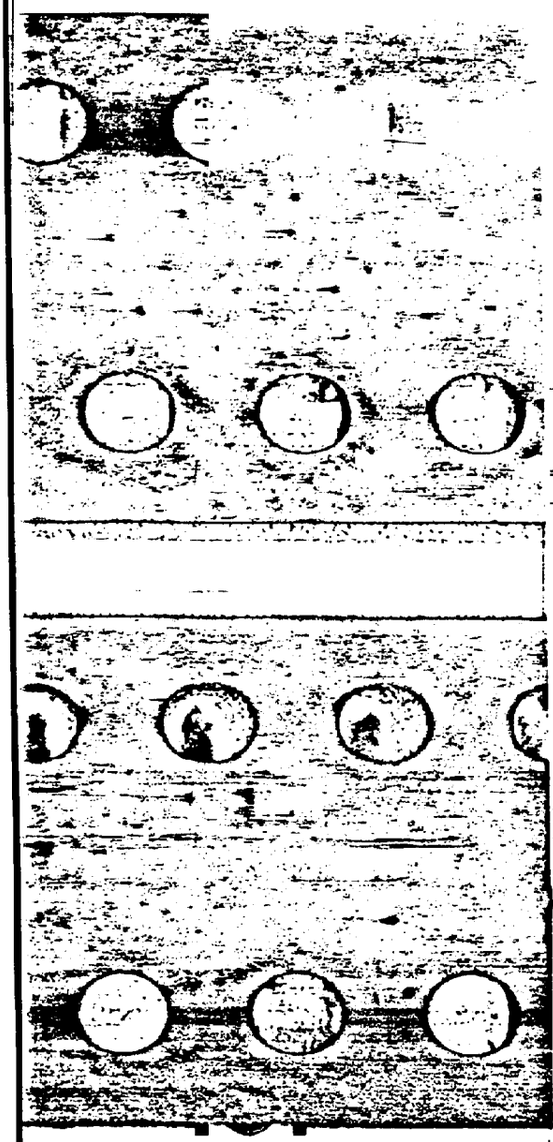
NOTARY PUBLIC

My Commission Expires: _____

0253888
IDENTIF. & REFERENCE

96 DEC -9 AM 10:00
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

3396 12/09 0101 03CHECK 216.50



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

RECEIVED OF _____

FOR _____

BOOK 10284 PG 481

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 56080.59
CON TX 207.50
PRFEE 1.00
WDEED 8.00
TOTAL 216.50
CHECK 216.50

12/09/96 01 10:03 0001 3396

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0253888
IDENTIF. ↑ REFERENCE

96 DEC -9 AM 10:00
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1096037