WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10305 PG 177

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF December 19 96

Notary Public

MY COMMISSION EXPIRES: July 26, 1997
(AFFIX SEAL)

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SANDRA H. FRANKLIN (NAME)	NEW AMERICA FINANCIAL, INC. (NAME)	MAP 142-8A
103 Bear Track (ADDRESS)	4840 Roswell Road, Bld C100 (ADDRESS)	PARCEL 027.00CO
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Atlanta, GA 30342 (CITY) (STATE) (ZIP)	9D-02180

FOR AND 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, BARBARA H. VANDERHOOF AND HUSBAND, GEORGE DEAN VANDERHOOF

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SANDRA H. FRANKLIN, A SINGLE PERSON

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:

LAND in Davidson County, Tennessee, being Unit No. 27 of Phase I, Coronado Town Homes Condominiums, a Horizontal Property Regime, as of record in Plat Book 4860, page 26, said Register's Office, further described in and made subject to Master Deed of record in Book 4901, page 679; amended in Book 5202, page 329; Second Amendment in Book 5306, page 241; Third Amendment of record in Book 5522, page 675; and Fourth Amendment in Book 5869, page 269, said Register's Office; to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Barbara H. Vanderhoof, a married person, by Deed from John C. Bissell and Marcus E. Hayes, of record in Book 10095, Page 511, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions,

CONTINUED

unimproved ( )
This is improved (X) property, known as 103 Bear Track, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 our hand s this 30th day of December 19 96

Barbara H. Vanderhoof
BARBARA H. VANDERHOOF

George Dean Vanderhoof
GEORGE DEAN VANDERHOOF

BY: Barbara H. Vanderhoof
BARBARA H. VANDERHOOF
attorney in fact

BOOK 10305 PG 178

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 BARBARA H. VANDERHOOF

the bargainor _____, 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 for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 30th day of December 19 96.

Commission expires July 26, 1997

_____
Notary Public

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

CONTINUATION OF LEGAL

covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Coronado Town Homes Condomoniums of record in Book 4901, page 679; amended in Book 5202, page 3, Second Amendment in Book 5306, page 251; Third Amendment in Book 5522, page 675, and Fourth Amendment in Book 5869, page 269, said Register's Office; and any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

GEORGE DEAN VANDERHOOF, spouse of the above named BARBARA H. VANDERHOOF, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, especially his marital rights.

THIS instrument is being executed in behalf of GEORGE DEAN VANDERHOOF pursuant to a Power of Attorney executed by same on the 27th day of December, 1996, and being filed for record simultaneously herewith.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 30 day of December, 1996, before me personally appeared BARBARA H. VANDERHOOF to me known to be the person who executed the foregoing instrument in behalf of GEORGE DEAN VANDERHOOF and acknowledged that she executed the same as the free act and deed of said GEORGE DEAN VANDERHOOF.

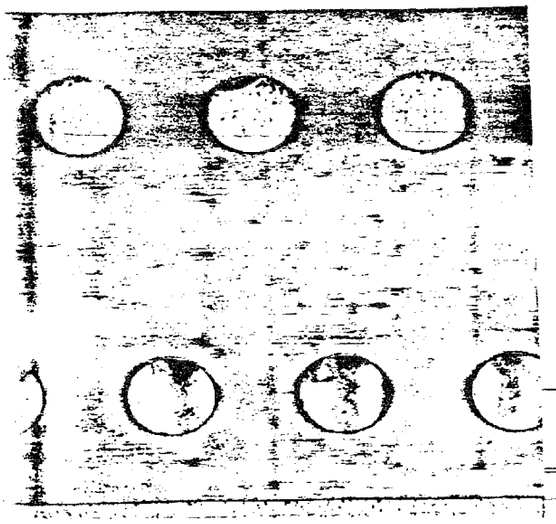
Witness my hand and official seal at Nashville, Tennessee.

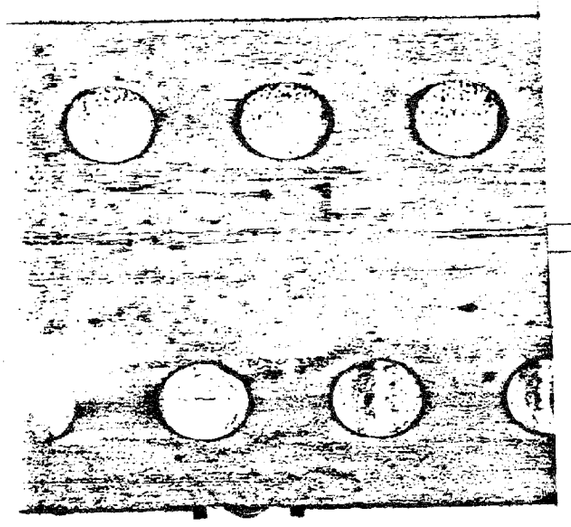
_____
Notary Public

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission expires: 7/26/97

0260118 IDENTIF. ↑ REFERENCE
96 DEC 31 AM 9:34
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.
0530 12/31 0101 03CHECK 434.50





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

RECEIVED OF _____

FOR _____

BOOK 10305 PG 179

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	115000.00
CON TX	425.50
PRFEE	1.00
WDEED	8.00
TOTAL	434.50
CHECK	434.50

12/31/96 01 09:35 0001 0530

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0260418
IDENTIFICATION REFERENCE

96 DEC 31 AM 9:34

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1103082