Bk 50-B

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

BOOK 10305 PG 758

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 116,500.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: Sept 22, 2000
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Valerie Ann Woodke (NAME)	Franklin American Mortgage (NAME)	118-9-A-3C0
#3, 3311 Lealand Lane (ADDRESS)	214 Overlook Court #150 (ADDRESS)	
Nashville, Tennessee 37204 (CITY) (STATE) (ZIP)	Brentwood, Tennessee 37027 (CITY) (STATE) (ZIP)	

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, Amy Dendler Weingart and husband Joel Frank Weingart

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Valerie Ann Woodke, an unmarried 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:

A certain Condominium Apartment in Davidson County, Tennessee, being Townhome No. 3 (of Lot No. 4) on the Exhibit A to the Master Deed of Hawthorne Square Condominiums, of record in Book 6341, page 640 and plat of which is of record in Book 6250, page 66, Register's Office for Davidson County, Tennessee, which Exhibit is of record thereof and incorporated herein and made a part hereof by reference.

Being the same property conveyed to Amy Dendler, unmarried, by deed from Eric R. Harnish and wife, Jennifer L. Dyer Harnish, of record in Book 9776, page 360, said Register's Office. The said Amy Dendler having since married and being now known as Amy Dendler Weingart.

Joel Frank Weingart, spouse of Amy Dendler Weingart joins in this conveyance to relinquish any and all marital interest in the above described property.

0260245
IDENTIF. ↑ REFERENCE

96 DEC 31 AM 11:02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as #3, 3311 Lealand Lane, Nashville, Tennessee 37204
(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

Amy Dendler Weingart

Joel Frank Weingart

BOOK 10305 PG 759

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 Amy Dendler Weingart and husband Joel Frank Weingart

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they 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: Sept. 23, 2000

T. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

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 _____.

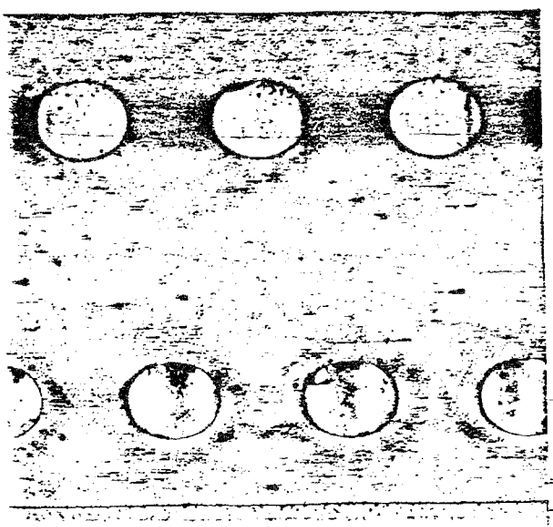
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

0665 12/31 0101 03CHECK

440.05



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

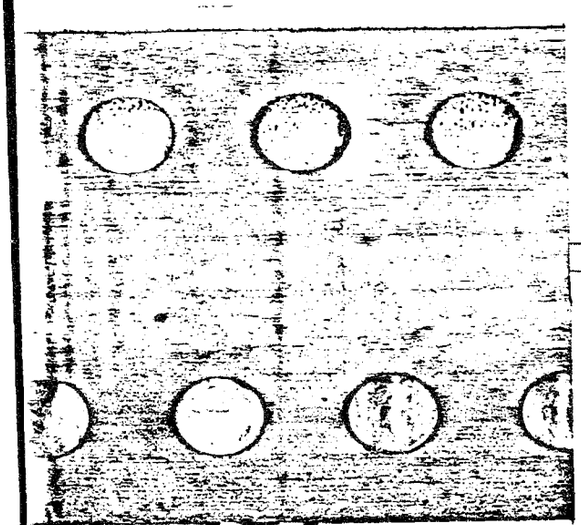
RECEIVED OF _____

FOR _____

BOOK 10305 PG 760

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 116500.00
CON TX 431.05
PRFEE 1.00
WDEED 8.00
TOTAL 440.05
CHECK 440.05

12/31/96 01 11:04 0001 0665

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0260245
IDENTIF. ↑ REFERENCE

96 DEC 31 AM 11:02.
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1103217