WARRANTY DEED

STATE OF TENNESSEE 10310 PG 373
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 137,150.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF December 19 96
Notary Public
MY COMMISSION EXPIRES: 7/26/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS
TIMOTHY L. BENNETT	OLD HICKORY CREDIT UNION	To Be Assigned
(NAME)	(NAME)	
1017 Clayton Avenue	P. O. Box 431	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Old Hickory, TN 37138-0431	
(CITY) (STATE) (ZIP)	(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, THE PHOENIX BUILDING GROUP, INC., A TENNESSEE CORPORATION

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TIMOTHY L. BENNETT, UNMARRIED

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. D of Clayton Avenue Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 10305, Page 84, 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 said Master Deed. Reference is hereby made to Exhibit "B" to the Master Deed for Clayton Avenue Condominiums for the plat, as of record in Book 10305, Page 104, said Register's Office, for a more complete identification and description of such unit.

BEING the same property conveyed to The Phoenix Building Group, Inc., a Tennessee corporation, by Quitclaim Deed from Wilson P. Burton, Jr., a married person, of even date and being filed for record simultaneously herewith.

The premises herein conveyed is a condominium apartment established pursuant 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,

CONTINUED

This is unimproved ( ) improved (X) property, known as 1017 Clayton Avenue, Nashville, TN 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 my hand this 31st day of December 1996

THE PHOENIX BUILDING GROUP, INC., A TENNESSEE CORPORATION
By: Eddie Montgomery, Pres.
EDDIE MONTGOMERY, PRESIDENT

DCTN01WC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared EDDIE MONTGOMERY, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the President of THE PHOENIX BUILDING GROUP, INC., the within named bargainor, a Tennessee corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such officer.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of December, 1996.

My Commission Expires: 7/24/97

Notary Public

JOHN T. COOK
NOTARY PUBLIC AT LARGE

LEGAL DESCRIPTION CONTINUATION

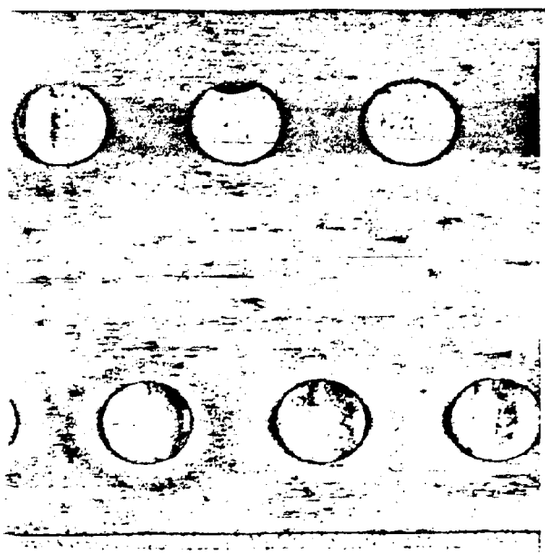
telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Clayton Avenue Condominiums, of record aforementioned; further subject to 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 herein.

THIS INSTRUMENT HAS BEEN PREPARED BY THE FIRM OF PETER WEISS, ATTORNEY AT LAW, BASED UPON VERBAL INFORMATION AND DIRECTIONS FROM THE RESPECTIVE PARTIES. THE PARTIES ACKNOWLEDGE AND UNDERSTAND THAT SAID FIRM HAS RELIED ON INFORMATION PROVIDED TO IT AND DOES NOT REPRESENT THE ACCURACY THEREOF.

026146
IDENTIFICATION REFERENCE

97 JAN -3 PM 1:57
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

1898 01/03 0101 03CHECK 516.46



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

RECEIVED OF _____

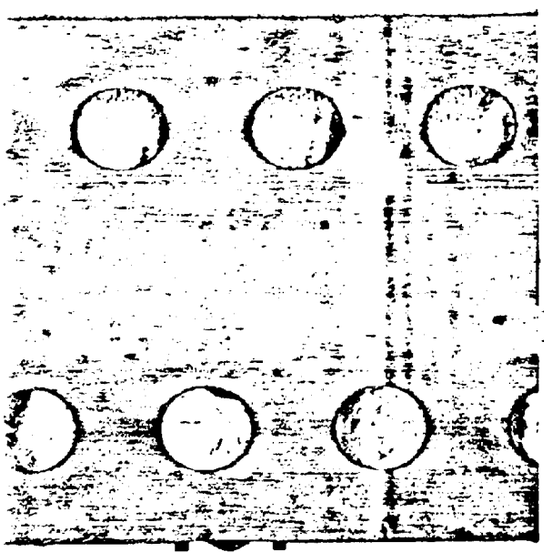
FOR _____

BOOK 10310 PG 375

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 137150.00
				CON TX 507.46
				PRFEE 1.00
				WDEED 8.00
				TOTAL 516.46
				CHECK 516.46
01/03/97	01	13:59	0001	1898

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0261406
IDENTIFICATION REFERENCE

97 JAN -3 PM 1:57
FELIX Z. WILSON, II
DAVIDSON COUNTY

No. 1104443