WARRANTY DEED

BOOK 10311 PG 616

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 87,500.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: January 17, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CHARLES HILL BEATY BPR#2282, 5550 FRANKLIN ROAD, SUITE 103, NASHVILLE, TN 37220

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
RHONDA S. STEPHENS (NAME)	FIRST UNION MORTGAGE CORPORATION (NAME)	MAP 142-7-D
203 WYNBROOK COURT (ADDRESS)	1100 CORPORATE CENTER DR/NC-4777 (ADDRESS)	PARCEL 203CO
NASHVILLE, TENNESSEE 37221 (CITY) (STATE) (ZIP)	RALEIGH, NC 27607-5066 (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, CHARLES J. WARNER AND WIFE, STEPHANIE J. WARNER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RHONDA S. STEPHENS, AN UNMARRIED WOMAN

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. 203 of Wynbrook Condominiums, a horizontal property regime established by Master Deed of record in Book 7285, page 920, Register's Office for said County, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to Charles J. Warner and wife, Stephanie J. Warner by deed from Investment Building Group, a partnership of record in Book 7478, page 210, Register's Office for Davidson County, Tennessee.

The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; 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 covenants, restrictions, options, burdens assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Wynwood Condominium, of record in Book 7285, page 920, and as amended in Book 7507, page 271, said Register's Office.

CONTINUED

unimproved ( )
This is improved (X) property, known as 203 WYNBROOK COURT, NASHVILLE, TENNESSEE 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

CHARLES J. WARNER

STEPHANIE J. WARNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BK/ 10311 PG 617

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CHARLES J. WARNER AND WIFE, STEPHANIE J. WARNER

the bargainor S 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 January 17, 1999

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

LEGAL DESCRIPTION CONTINUATION

This conveyance is made subject to restrictive covenants of record in Book 6519, Page 458 as amended and restated in Book 6529, page 360, Book 7037, page 683, Book 7470, page 130, Book 7550, page 809, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year, which have been prorated and paid by the Grantor(s) herein.

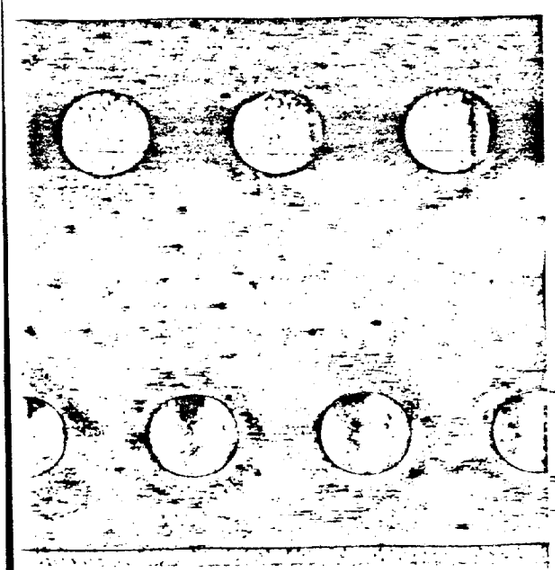
0261780

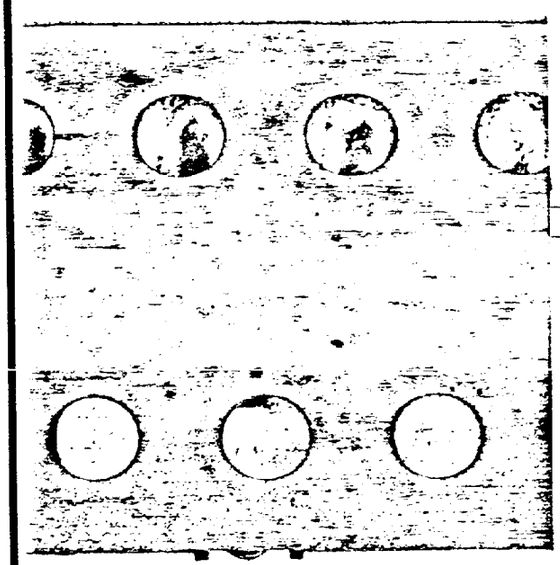
IDENTIFICATION REFERENCE

97 JAN -6 AM 11:05

DAVIDSON COUNTY, TN.

2309 01/06 0101 03CHECK 336





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10311 PG 618 -A

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 87500.00
				CON TX 323.75
				PRFEE 1.00
				WDEED 12.00
				TOTAL 336.75
				CHECK 336.75
			01/06/97 01	11:05 0001 2309

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0261780

IDENTIF. & REFERENCE

97 JAN -6 AM 11:05

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1104851