Box 38 Gem

BOOK 10318 PG 23

This instrument prepared by: Glendon M. Fisher, Jr., Atty.
434 - 100 Oaks Office Tower
719 Thompson Lane
Nashville, Tennessee 37204

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Map-Par Nos.
Frances M. Hinrichs 1017 - 17th Avenue, S. Nashville, TN 37212	Republic Mtge & Trust Co. % Joe Kraft, C.P.A. 404 James Robertson Pkwy Nashville, TN 37219	Map 117-15-A Par. 27

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by Frances M. Hinrichs, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, and for further consideration, the said Frances M. Hinrichs has assumed and agrees to pay the unpaid principal balance of one note dated October 20, 1978 in the original sum of $39,920.00, payable to Republic Mortgage & Trust Company, secured by deed of trust executed by the grantor to Thomas V. White, Trustee, of record in Book 5354, page 750, Register's Office for Davidson County, Tennessee I,

OSCAR TIVIS NELSON, JR., unmarried,

have this day bargained and sold, and by these presents do transfer and convey unto the said

FRANCES M. HINRICHS,

her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain condominium apartment in Davidson County, Tennessee, described as follows, to wit:

Parcel No. 27, being also Unit No. TH-G-3, in a Horizontal Property Regime, which is located on the Plat of The Green Hills Terrace, of record in Book 5200, page 64, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Oscar Tivis Nelson, Jr., unmarried, by deed from Ervin M. Entrekin, Trustee, of record in Book 5354, page 748, said Register's Office.

This conveyance is made subject the Master Deed of record in Book 5304, page 702, and the By Laws appended thereto, of record in Book 5304, page 745, said Register's Office, and easements of record in Book 4320, page 896, and Book 3879, page 569, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said Frances M. Hinrichs, her heirs and assigns forever.

And I do covenant with the Frances M. Hinrichs that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and that the same is unencumbered, except as stated hereinabove.

And I, the said Oscar Tivis Nelson, Jr., do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Frances M. Hinrichs, her heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 4th day of January, 1985.

Oscar Tivis Nelson, Jr.

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 Oscar Tivis Nelson, Jr., the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of January, 1985.

Notary Public

My commission expires: 1/20/85

****

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $67,500.00.

Affiant

Subscribed and sworn to before me, this 4th day of January, 1985.

Notary Public

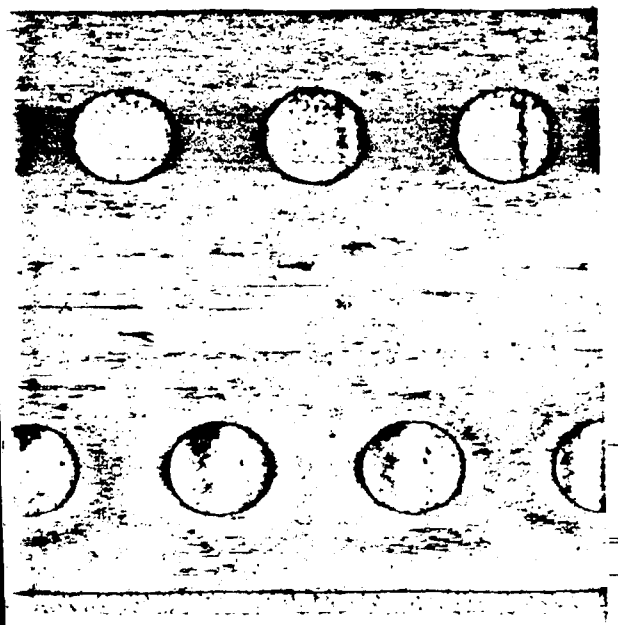
My commission expires: 1/20/85

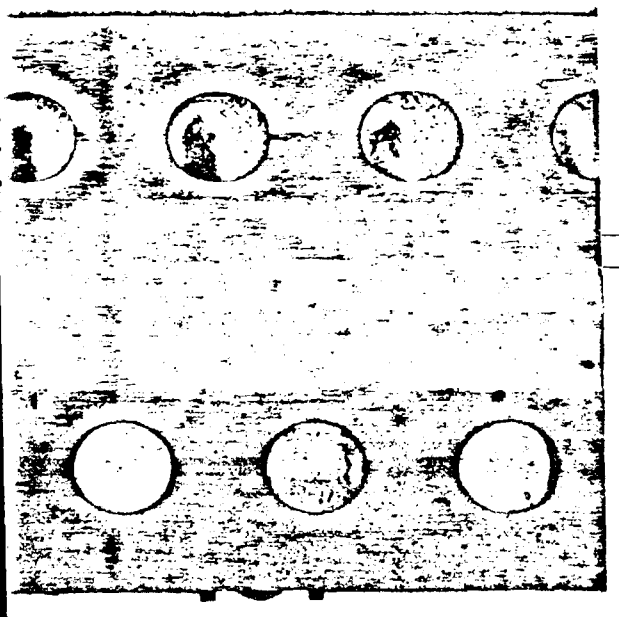
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IDENTIFICATION REFERENCE 0263681

97 JAN 13 PM 1:27 FILED IN THE REGISTER'S OFFICE DAVIDSON COUNTY, TN

4250 TO 4254 CHECK





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10318 PG 25

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	67500.00
			CON TX	249.75
			PRFEE	1.00
			WDEED	8.00
			TOTAL	258.75
			CHECK	258.75
01/13/97	01	13:28	0001	4295

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0263681
IDENTIF. # REFERENCE

97 JAN 13 PM 1:27
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1106808