BOOK 10327 PG 229

WARRANTY DEED

Mail to:

JACK CASE WILSON
ATTORNEY-AT-LAW
P. O. BOX 3451
BRENTWOOD, TN 37024-3451

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 45,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
10TH DAY OF January 19 97

NOTARY PUBLIC Debra A. Beasley
Notary Public

MY COMMISSION EXPIRES: 1/22/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lenny Semeraro	Same	MAP 119-14A
(NAME)	(NAME)	
2929 Selena Drive Unit J-138		PRCEL 138
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		6DA35118
(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, C & H Company, a partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lenny Semeraro, 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:

Unit No. 138, as shown on the Site Plan of Kingswood Condominiums, of record in Book 5200, page 520, 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 Exhibit "C" of the Master Deed, as amended, establishing Kingswood Condominiums, of record in Book 6058, page 320, said Register's Office.

Being the same property conveyed to C & H Company by deed from Home Service Corporation of record in Book 6099, page 54, Register's Office for Davidson County, TN.

This conveyance is subject to any and all existing easements of record.

The legal description is the same as the previous deed of record.

Subject to limitations and conditions imposed by the "Horizontal Property Act" as set out in Section 64-2701, et seq of the Tennessee Code Annotated and the terms, provisions, covenants, conditions, and restrictions and rights established by and contained in the Master Deed and ByLaws for Kingswood, as amended, recorded in Book 6058, page 320, said Register's Office, including the plat recorded in Book 5200, page 520, said Register's Office.

unimproved ( )
This is improved (X) property, known as 2929 Selena Drive Unit J-138, Nashville, TN 37211
(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 10th day of January 19 97

C & H Company
By: Joe A. Hicks and Partner by Charles H. Warfield, Jr.
Joe A. Hicks, General Partner
by Charles H. Warfield, Jr. by Power of Attorney
recorded in Book 10027, page 931, Register's Office
for Davidson County, TN

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____19_____ .

Commission expires _____ _____
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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On January 10, 1997, before me personally appeared Charles H. Warfield, Jr. to me known to be the person who executed the foregoing instrument in behalf of Joe A. Hicks, general partner, and acknowledged that he executed same as the free act and deed of said Joe A. Hicks for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of January, 1997.

My Commission Expires:

1/22/97

Laura G. Beasley
Notary Public

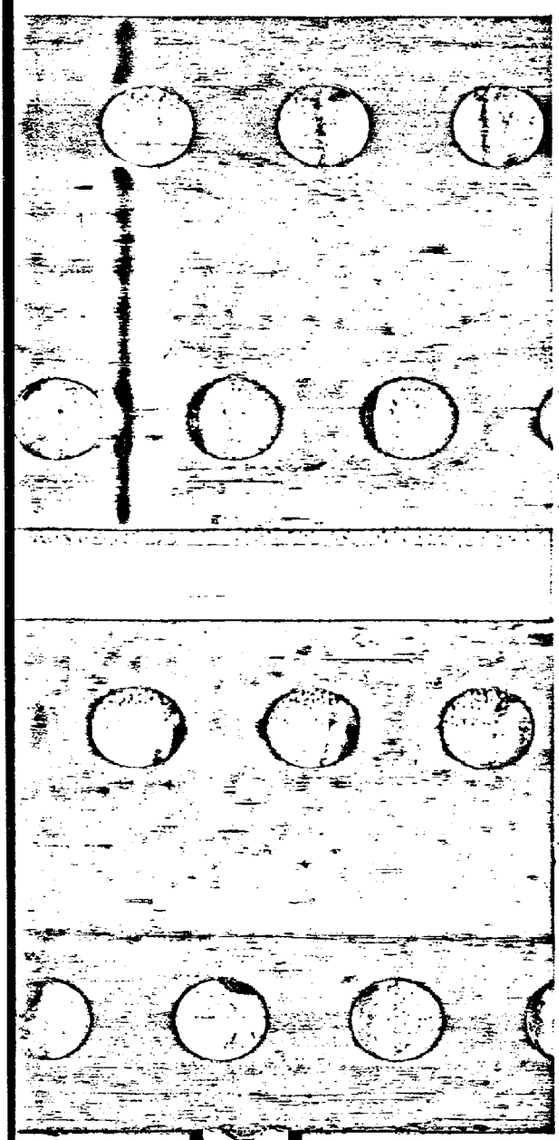
NOTARY PUBLIC
STATE OF TENNESSEE

0266343
IDENTIFICATION REFERENCE

97 JAN 23 AM 10:43

DAVIDSON COUNTY, TN.

7151 01/23 01:01 03CHECK 175.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10327 PG 231

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 45000.00
CON TX 166.50
PRFEE 1.00
WDEED 8.00
TOTAL 175.50
CHECK 175.50

01/23/97 01 10:45 0001 7151

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

026343
IDENTIF. # REFERENCE

97 JAN 23 AM 10:43

REGISTER
DAVIDSON COUNTY, TN.

No. 1109132