BOOK 10336 PG 272

WARRANTY DEED

STEVEN G. WATERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT 23, 2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 136,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF January 19 97

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steven G. Waters, Attorney, 1000 Northchase Drive, Suite 100, Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sherry A. Carver (NAME)	First Republic Mortgage (NAME)	117-07-0 J 017.00
2047 Lombardy Avenue (ADDRESS)	3212 West End Avenue, Suite 500 (ADDRESS)	7DA 92596
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (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, Chad P. Callanan and wife, Margaret H. Callanan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sherry A. Carver, a single 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 Unit No. 2047 together with allocated parking space No. P-13 on the plan of the Kingsbridge Condominiums as set forth in Exhibit "C" to the Master Deed & By-Laws of record in Book 7105, page 777, amended in Book 7457, page 15 and Book 9539, page 564, Register's Office for said County to which plan as set forth in Exhibit "C" to the Master Deed and By-Laws reference is hereby made for a more complete description thereof.

Being the same property conveyed to Chad P. Callanan and wife, Margaret H. Callanan by deed from Shirley E. Colson, a single person, of record in Book 9645, page 643, Register's Office, Davidson County, Tennessee.

Subject to a Storm Water Detention Agreement of record in Book 6763, page 350, said Register's Office.

Margaret H. Callanan executed this instrument on behalf of Chad P. Callanan pursuant to a Power of Attorney which is being placed of record currently herewith.

97 FEB -3 AM 8:46
FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE 0269141

This is unimproved ( ) improved (X) property, known as 2047 Lombardy Avenue, Nashville, TN 37215
(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 January 19 97

Chad P. Callanan

By: Margaret H. Callanan, Attorney-in-fact

Margaret H. Callanan, Attorney-in-fact

Margaret H. Callanan

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

2101 02/03 0101 03CHECK 512.20

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Margaret H. Callanan, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of January, 1997.

STEVEN G. WATERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

_____
Notary Public

My Commission Expires:_____

My Commission Expires SEPT. 23, 2000

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 Margaret H. Callanan with whom I am personally acquainted and who acknowledged that she executed the within instrument on behalf of Chad P. Callanan as his Attorney in Fact as the free act and deed of the within named Chad P. Callanan..

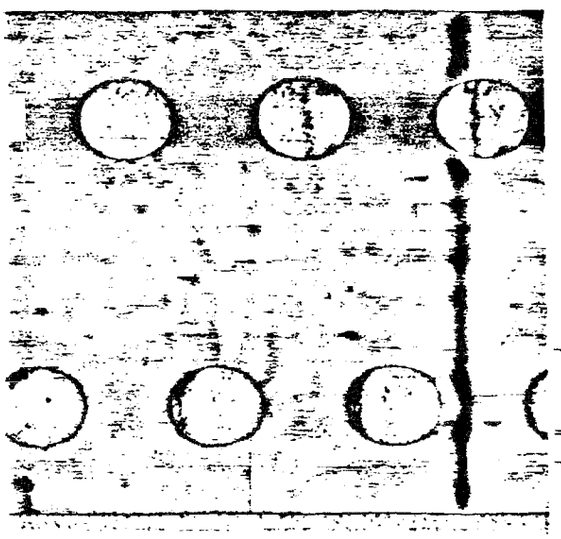
Witness my hand and official seal at Nashville, Tennessee, January 30, 1997.

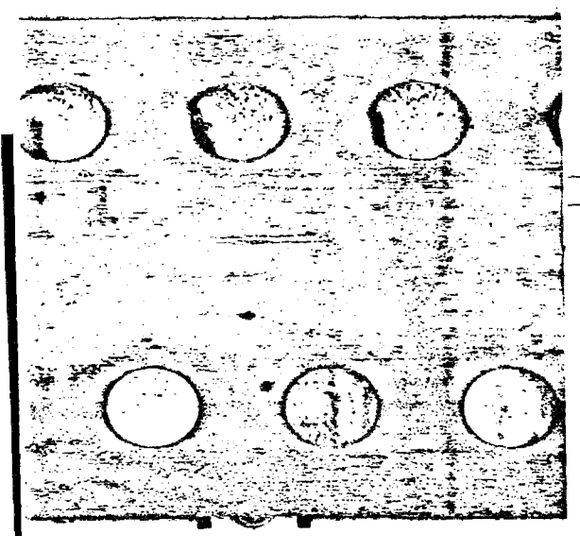
STEVEN G. WATERS NOTARY PUBLIC

_____
Notary Public

My Commission Expires:_____

My Commission Expires SEPT. 23, 2000





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

RECEIVED OF _____

FOR _____

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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
136000.00
CON TX 503.20
PRFEE 1.00
WDEED 8.00
TOTAL 512.20
CHECK 512.20

02/03/97 01 08:46 0001 2101

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02691141
IDENTIF. & REFERENCE

97 FEB -3 AM 8:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1112626