WARRANTY DEED

BOOK 10337 PG 83

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF December 19 96

Notary Public

MY COMMISSION EXPIRES: 7-25-98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SERVICE TITLE & ESCROW COMPANY, INC.,
4721 TROUSDALE DRIVE, SUITE 216, NASHVILLE, TENNESSEE 37220

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Francis W. Burke	SAME	Map 104
c/o Computer Real Estate Corp. 108 Saunders Ferry Road		Group 6-A
Hendersonville, TN 37075		Parcel 135 CO

FOR AND IN 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, COMPUTER REAL ESTATE CORPORATION

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FRANCIS W. BURKE and wife, JAYNE E. BURKE 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. 603-E on the Plan of Continental Condominium of record in Book 5200, pages 399-401, as amended in Book 6135, page 788, both of record in Register's Office for Davidson County, Tennessee and which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Computer Real Estate Corporation by deed from Randy Guidry, a single person, of record in Book 7979, page 538, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

Metropolitan-Davidson County taxes for 1996, a lien which is due and payable.

Master Deed of record in Book 5862, page 589, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 5862, page 626, as amended in Book 6135, page 788, Register's Office for Davidson County, Tennessee.

All matters of record in Book 5200, pages 399-401, as amended in Book 6135, page 788, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED (X) UNIMPROVED ( ) PROPERTY KNOWN AS:
3415 West End Avenue, #E-603, Nashville, Tennessee 37203
(HOUSE NUMBER) (STREET) (CITY) (STATE) (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 the 31st day of December, 19 96.

Computer Real Estate, Inc.

BY: Jayne E. Burke

Jayne E. Burke, President

BOOK 10357 PG 84

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, _____, the within named bargainor(s), 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 purpose therein contained.

WITNESS my hand, at office, this the _____ day of _____, 19____.

_____
NOTARY PUBLIC

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jayne E. Burke, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged Jayne E. Burke to be President of the Computer Real Estate Corporation, bargainor, a corporation, and that she as such President, being authorized to do so, executed the foregoing instrument for the purpose therein, by signing the name of the corporation by Jayne E. Burke as President.

WITNESS my hand and seal, at office, this the 31st day of December, 1996.

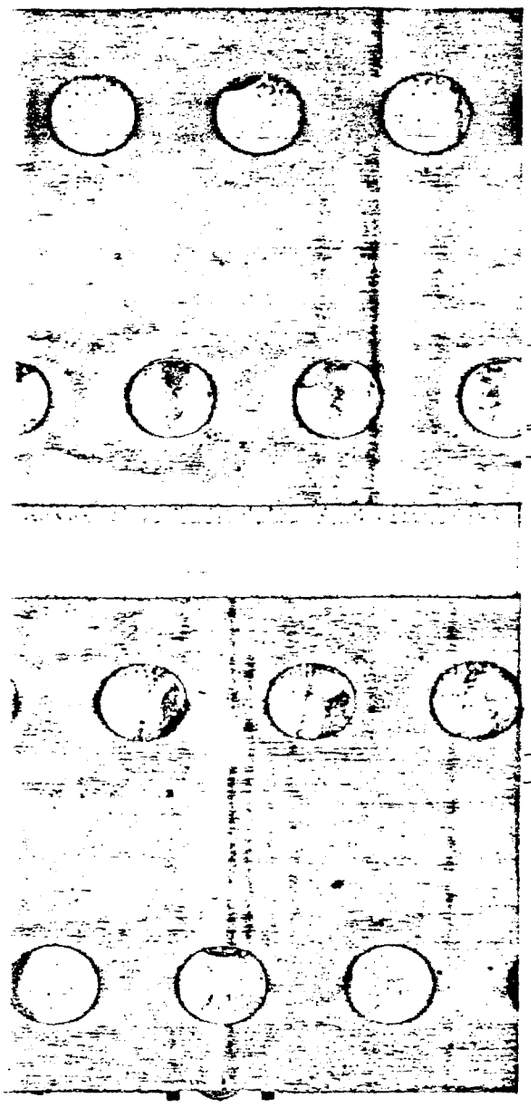
Deborah K. Evans
NOTARY PUBLIC

My Commission Expires: 7-25-98

0269398
IDENTIFICATION/REFERENCE

97 FEB -3 PM 12:40
ELLEN ARNOLD REGISTER
DAVIDSON COUNTY, TN.

2390 02/03 0101 03CHECK 157.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10337 PG 85

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 40000.00
				CON TX 148.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 157.00
				CHECK 157.00
02/03/97	01			12:41 0001 2390

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0269398
IDENTIF. # REFERENCE

97 FEB -3 PM 12:40

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1112911