Box 58-A

WARRANTY DEED

BOOK 10366 PG 196

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 146,000.00

Jennifer Fleming
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
26th DAY OF February 19 97

Notary Public

MY COMMISSION EXPIRES: 1/25/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COMBOS & HIX, P. C., 315 Deaderick Street, Su. 1100, Nashville, TN 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Russell J. Fleming	NEW OWNERS	MAP 104-9-K
(NAME)	(NAME)	
3818 West End Avenue #313	14220 Via Contento Ct.	PARCEL 313 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Reno, Nevada 89511	
(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, Melanie Annette Patterson, now Blank, and husband, Frederick Lee Blank, III

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Russell J. Fleming and wife, Sandra M. Fleming

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. 313, The Montclair, as described in the Master Deed Establishing Horizontal Property Regime of The Montclair, of record in Book 7332, page 380, Register's Office for said County, as amended by instrument of record in Book 7902, page 113, said Register's Office, together with an undivided interest in the common elelments appurtenant to such Unit, as described in said Master Deed, as amended.

Being the same property conveyed to Melanie Annette Patterson, , by deed from by deed from BancBoston Mortgage Corporation, a Florida Corportion, of record in Book 7926, page 71, Register's Office for Davidson County, Tennessee.

NOTE: Melanie Annette Patterson having since married is now known as Melanie P. Blank. Her husband, Frederick Lee Blank, III, joins in this conveyance to convey any and all interest he may have in said property.

The above legal description is the same as used in the prior Deed.

This conveyance is subject to 1997 taxes, prorated and assumed by the Grantee(s) the day of closing; all matters as shown on the Plan of record in Book 6900, page 954; the premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as same is 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, subject to easements, rights and interests 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 building thereon, including without limitations all conditions,

CONTINUED

unimproved ( )
This is improved (X) property, known as 3818 West End Avenue #313, Nashville, TN 37205
(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 26th day of February 19 97

Melanie Annette Patterson Blank

Frederick Lee Blank III

BOOK 10366 PG 197

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 Melanie Annette Patterson, now Blank, and husband, Frederick Lee Blank, III

the bargainor _____, 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 26th day of February, 19 97.

Commission expires 1/29/2006

Dan K Waddell
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

covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of record in Book 7332, page 380, as amended in Book 7902, page 113, said Register's Office.

IDENTIFICATION REFERENCE

97 MAR -3 PM 2:36
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0278170

1907 03/03 0101 CJCHE

549-20

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

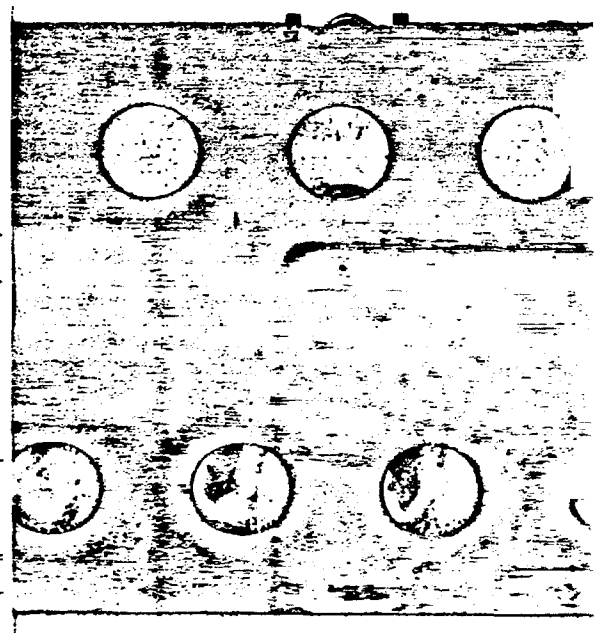
RECEIVED OF _____

FOR _____

BOOK 10368 PG 198

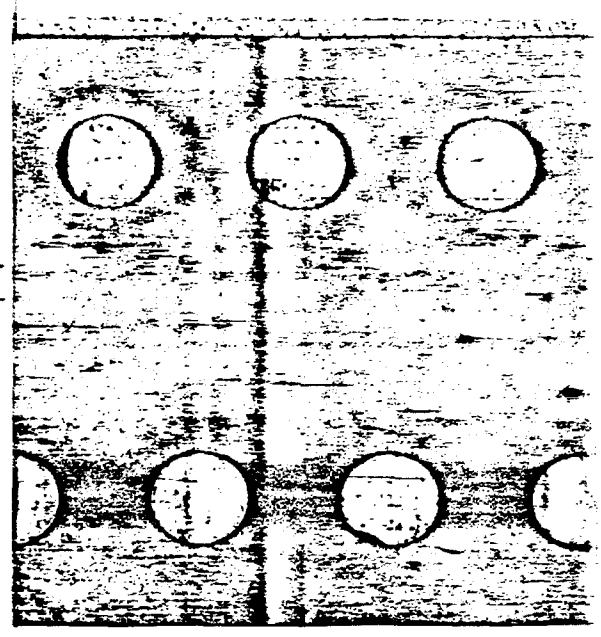
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



CAMT 146000.00
CON TX 540.20
PRFEE 1.00
WDEED 8.00
TOTAL 549.20
CHECK 549.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



02781 70
IDENTIF. # REFERENCE

97 MAR -3 PM 2:36
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1122306