BOOK 10370 PG 183

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
302 Public Square
Franklin, TN 37064

Map & Parcel 116-3B-180

Send Tax Statements To:
AmSouth Bank of Al.
2050 Parkway Office Cir.
Hoover, AL 35244

Name/Address New Owner:
Margaret Moore
450± Harding Rd
#180
Nashville, TN 37205

Name of Mortgagee:
AmSouth Bank of AL.

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, SUZANNE A. SILVA and SARAH A. GREEN, individually, and SUZANNE A. SILVA, Executrix of the Estate of JANE ALEXANDER SHWAB, formerly JANE B. ALEXANDER, have bargained and sold and by these presents do transfer and convey unto MARGARET JAMES MOORE, a single woman, her heirs and assigns forever, the following described property, to wit:

A certain Condominium apartment in Davidson County, Tennessee, being Unit No. 180 on the Plan of Royal Oaks Condominiums, of record in Book 5200, page 45, Register's Office for said County which plan and record thereof are incorporated herein and made a part by reference.

Being the same property conveyed to Jane B. Alexander by deed from Cathy Webb Young, of record in Book 9461, page 717, Register's Office of Davidsion County, Tennessee. Jane B. Alexander is now deceased and the property is vested in the name of Suzanne A. Silva and Sarah A. Green by The Last Will and Testament of Jane Alexander Shwab of record in the Probate Court of Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantee, her heirs and assigns forever.

AND WE DO COVENANT with the said Grantee, her heirs and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 1997 Davidson County property taxes are a lien but not yet due and payable. These taxes have been prorated between the parties as of date of this instrument, with Grantee assuming responsibility for payment of the same.

2. Restrictive covenants of record in Book 5282, page 972, Register's Office of Davidson County, Tennessee.

3. All matters as shown on the Plan of Royal Oaks of record in Plat Book 4660, page 59, and revised in Book 5200, page 45, Register's Office of Davidson County, Tennessee.

4. Subject to a sewer easement of record in Book 3347, page 188, Register's Office of Davidson County, Tennessee.

5. Subject to sewer and drainage easement of record in Book 4835, page 964, Register's Office of Davidson County, Tennessee.

6. By-Laws of record in Book 5282, page 992, Register's Office of Davidson County, Tennessee.

7. This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the 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; and is subject to the By-Laws and Charter for the administration thereof; and is subject to easements rights and interest 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; and alson including, without limitations, all conditions, covenants, restrictions and options, burdens, assessments and other undertakings contained in the Master Deed of record in Book 5282, page 972, Register's Office of Davidson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsover.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 27th day of February, 1997.

Suzanne A. Silva
SUZANNE A. SILVA, individually and as Executrix of the Estate of Jane Alexander Shwab

Sarah A. Green
SARA A. GREEN, individually

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named SUZANNE A. SILVA, individually and as Executrix of the Estate of Jane Alexander Shwab, 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 seal, at office, on this 28th day of February, 1997.

Stephanie A. Glenn
Notary Public

My Commission Expires:
11-18-97

STATE OF GEORGIA
COUNTY OF DeKalb

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named SARAH A. GREEN, 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 seal, at office, on this 27th day of February, 1997.

Patricia G. Gooding
Notary Public

My Commission Expires:
Notary Public, Fulton County, Georgia
My Commission Expires October 22, 1999.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of $119,500.00.

Affiant

Sworn to and subscribed before me on this the 28th day of February, 1997.

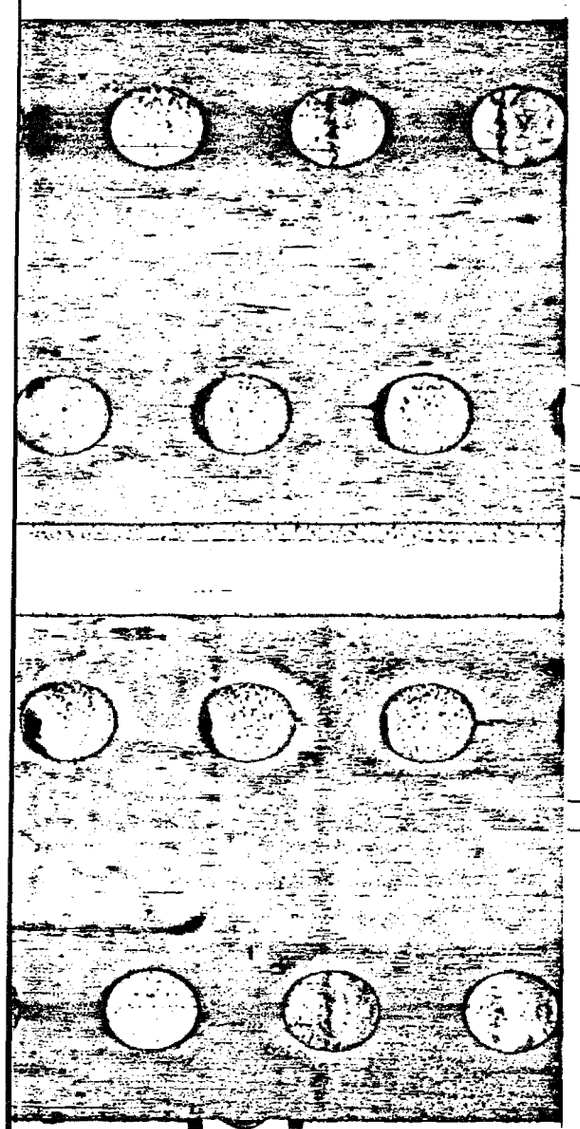
Stephanie A. Glenn
Notary Public

My Commission Expires:
11-18-97

FILED FOR RECORD
1997 MAR -5 PM 2:10
DAVIDSON COUNTY, TN.
WILSON H. REGISTER

0279154
IDENTIF. A REFERENCE

2970 03/5 0101 CHECK 451.15



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

RECEIVED OF _____

FOR _____

BOOK 10370 PG 185

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	119500.00
			CON TX	442.15
			PRFEE	1.00
			WDEED	8.00
			TOTAL	451.15
			CHECK	451.15
03/05/97	01		14:13 0001	2970

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0279154
IDENTIF. # REFERENCE

97 MAR -5 PM 2:10
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1123358