PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

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W & I Ref: (cmw) Title No: 38422
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Barnie A. Higgs Mary E. Higgs 4040 Woodlawn Drive, #35 Nashville, TN 37205	**SAME**

TAX MAP-PARCEL NUMBERS: Part of Map and Parcel 103-16-120 07DA 04269

WARRANTY DEED

3630 04/01 0101 03[illegible] $10.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Wellington II Limited Partnership, a Tennessee limited partnership,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Barnie A. Higgs and spouse, Mary E. Higgs,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 35 of Stanford Place, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan Exhibit "B" to the Master Deed of record in Book 10018, Page 140, as amended in Book 10058, Page 623, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

BEING part of the same property conveyed to Wellington II Limited Partnership, a Tennessee limited partnership by deed from Edwin B. Raskin, Trustee of record in Book 9403, page 504, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 1018, Page 140, as amended in Book 10058, Page 623, said Register's Office, and to the matters set forth in the referenced Condominium Plan of record.

This is improved property, known as: 4040 Woodlawn Drive, #35, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

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GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of January, 1997.

97 APR -1 AM 10:57
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
02891 27

Wellington II Limited Partnership
By: A & B Properties, Inc.
General Partner

BY: _____
Title: President

State of Tennessee
County of Davidson

Before me, the undersigned authority, personally appeared **George N. Spiva**, to me known (or proved to me on the basis of satisfactory evidence),and who, upon oath, acknowledged and was identified as President of A & B Properties, Inc., a Tennessee corporation, general partner(s) of **Wellington II Limited Partnership**, the within named bargainor, a Tennessee limited partnership, and acknowledged the execution of the foregoing instrument as such officer of such general partner for the purposes therein contained.

Witness my hand and official seal this 31st day of January, 1997.

My Commission Expires: 11-25-2000

_____
Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 214,500.00

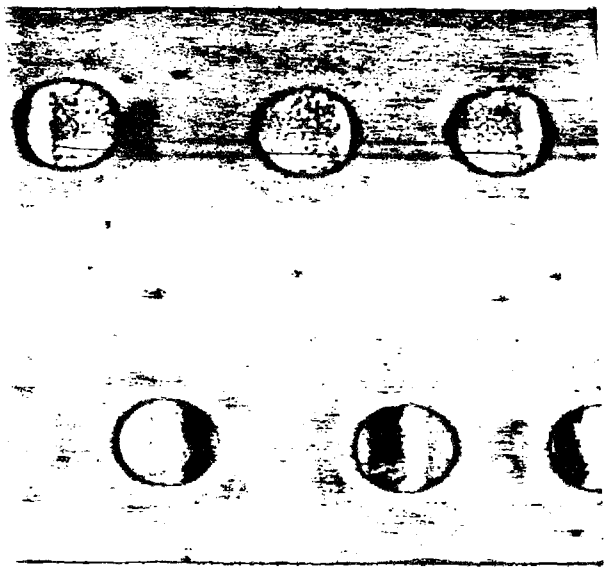
_____
Affiant

Sworn and subscribed before me on the 31st day of March, 1997.

My Commission Expires: _____

CHRISTY WILKINS IVEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires 9/1P/00

_____
Notary Public



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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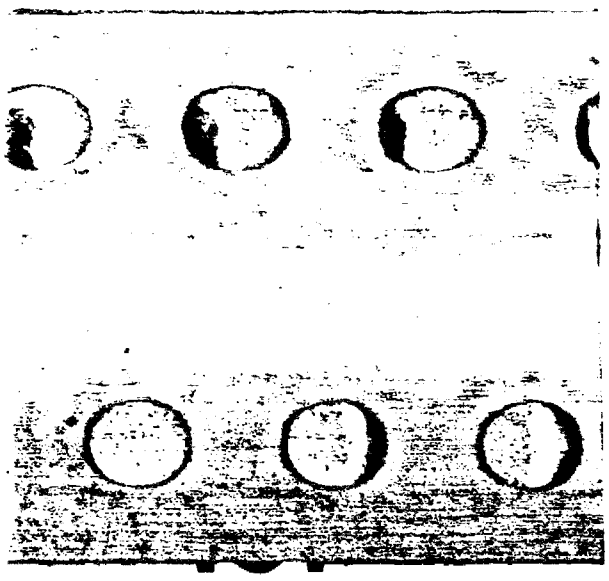
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CASH

	21650.00
CON TX	801.05
PRFEE	1.00
WDEED	8.00
TOTAL	810.05
CHECK	810.05

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



02891 27

IDENTIF. # REFERENCE

97 APR -1 AM 10:57

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1133902