BOX 44

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $124,600.00. Cindy Lea Graves **Affiant** Subscribed and sworn to before me, this 31st day of March, 1997. Notary Public My Commission Expires: 11-2-98

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Cindy Lea Graves	Chase Manhattan Mortgage Corp.	
224 Fairmont Court	343 Thornall St.	104-06-0M 024.00CO
Nashville, TN 37203	Edison, NJ 08837	21W 13342

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **M. ALESTER SPEARS, UNMARRIED,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **CINDY LEA GRAVES,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Lot No. B-2 on the Plan of Fairmont Court Condominiums, of record in Book 6250, page 825, and further set out as Exhibit "C" in the revised Master Deed for Fairmont Court of record in Book 6823, page 962, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to M. Alester Spears by deed from Kirk R. Willingham, a single person, of record in Book 9161, page 127, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instruments of record.

02894 72
IDENTIF. A REFERENCE

97 APR -1 PM 4:18
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

006887.01

This conveyance is made subject to:

1. 1997 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Master Deed establishing a Horizontal Property Regime of record in Book 6686, page 708, as amended in Book 6712, page 125; Book 6774, page 221 and revised in Book 6823, page 962, as modified in Book 6893, page 62, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 6250, page 825, Register's Office for said County.

This is improved property known as 224 Fairmont Court, Nashville, TN 37203.

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, her heirs and assigns, forever; and I covenant with the said Grantee that I am 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 further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 31st day of March, 1997.

M. Alester Spears

M. Alester Spears

By: Betty Brothers, atty. in fact

Betty Brothers, Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

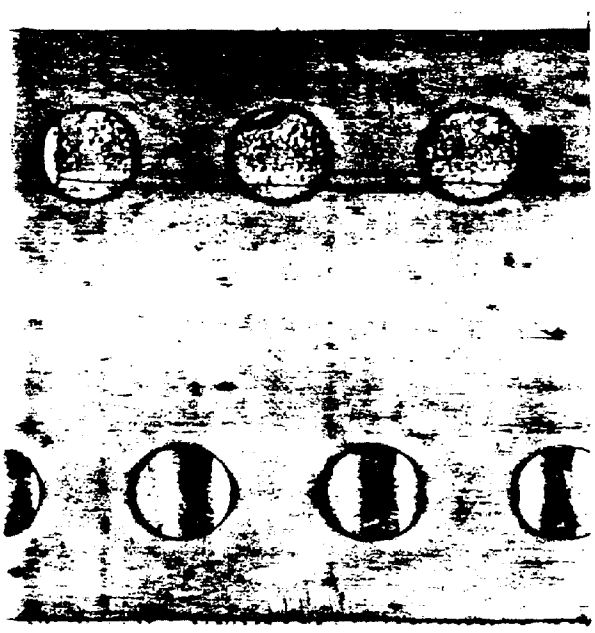
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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Betty Brothers,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 31st day of March, 1997.

Notary Public

My Commission Expires: 11/27/99



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

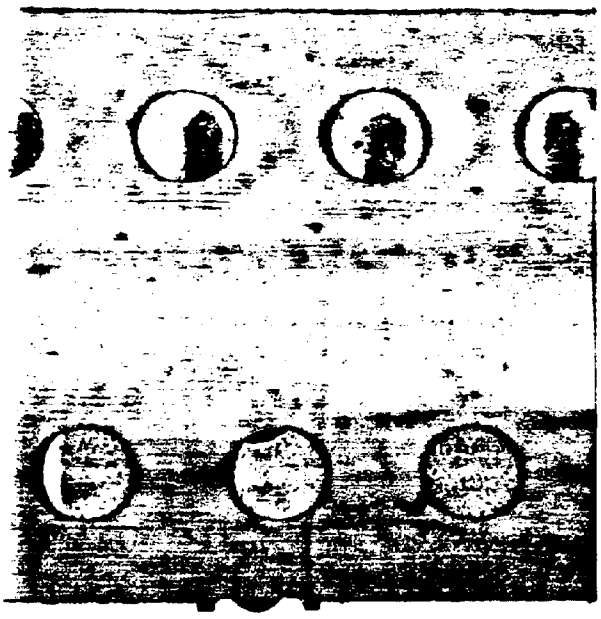
RECEIVED OF _____

FOR _____

BOOK 10400 PG 19

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 124600.00
CON TX 461.02
PRFEE 1.00
WDEED 8.00
TOTAL 470.02
CHECK 470.02

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/01/97 01 16:20 0001 3979

02894 72
IDENTIF. # REFERENCE

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FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1134250