BOOK 10405 PG 343

File in Box No. 19 B

WARRANTY DEED

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE #97-3-41-B
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 49,000.00

LaVon A. DuBois
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF March 19 97

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LAVON A. DUBOIS (NAME)	FIRST UNION MORTGAGE CORPORATION (NAME)	MAP 142-04-0-A
214 Old Hickory Blvd., Unit (ADDRESS)	#94 1100 Corporate Center Drive (ADDRESS)	PARCEL 094CO
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Raleigh, NC 27607-5066 (CITY) (STATE) (ZIP)	FB #09D-03718

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, SHERRIE R. MOONEY, UNMARRIED AND ROBERT R. MOONEY, MARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LAVON A. DUBOIS, A SINGLE PERSON

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. 94 in a Horizontal Property Regime of Belle Forest Condominiums Apartments, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5438, Page 699, as amended in Book 6896, Page 144, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Belle Forest Condominiums, as of record in Book 5200, Page 167, said Register's Office, for a more complete identification and description of such unit.

BEING the same property conveyed to Sherrie R. Mooney and Robert R. Mooney, by Deed from Walter L. Sullivan, Jr., unmarried, of record in Book 6916, Page 605, Register's Office for Davidson County, Tennessee.

This conveyance is 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 for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all

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This is improved (X) unimproved ( ) property, known as 214 Old Hickory Blvd., #94, Nashville, TN 37221
(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 our hand s this 28th day of March 1997

Sherrie R. Mooney
SHERRIE R. MOONEY
ROBERT R. MOONEY
By: Sherrie R. Mooney
Sherrie R. Mooney, Attorney-in-fact

Shirley J. Mooney
SHIRLEY J. MOONEY
By: Sherrie R. Mooney
Sherrie R. Mooney, Attorney-in-fact

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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 also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Belle Forest Condominiums, of record in Book 5438, Page 699, Register's Office for Davidson County, Tennessee; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Shirley J. Mooney, spouse of the above named Robert R. Mooney, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

THIS instrument is being executed in behalf of Robert R. Mooney and wife, Shirley J. Mooney pursuant to a Power of Attorney executed by same on the 2ND day of ~~March~~ April, 1997, and being filed for record simultaneously herewith.

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 SHERRIE R. MOONEY, UNMARRIED, 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 Brentwood, Tennessee, this 28th day of March, 1997.

My Commission Expires: 7/24/99

Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE) COUNTY OF DAVIDSON)

On this 28th day of March, 1997, before me personally appeared SHERRY R. MOONEY, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of ROBERT R. MOONEY AND WIFE, SHIRLEY J. MOONEY, and acknowledged that she executed the same as the free act and deed of the said ROBERT R. MOONEY AND WIFE, SHIRLEY J. MOONEY.

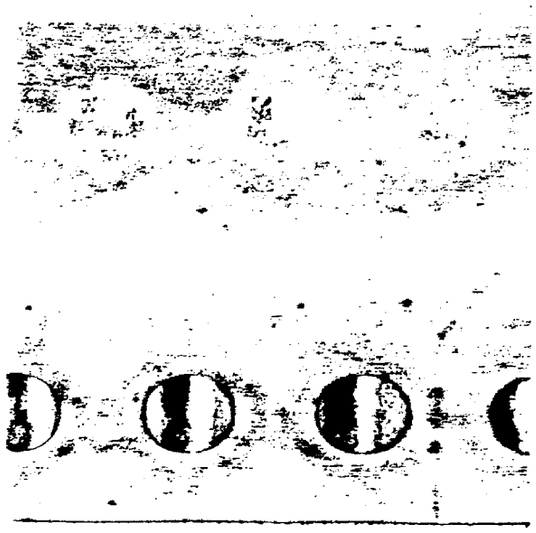
My Commission Expires: 7/24/99

Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

0290753
IDENTIFICATION REFERENCE

97 APR -3 PM 2:36
DAVIDSON COUNTY TN



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

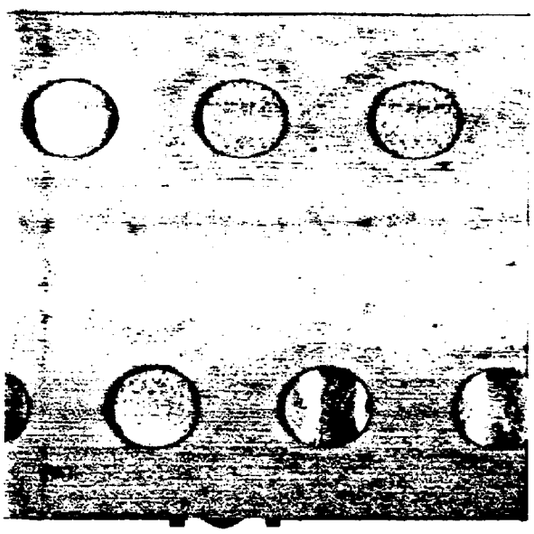
RECEIVED OF _____

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



CAMT 49000.00
CON TX 181.30
PRFEE 1.00
WDEED 8.00
TOTAL 190.30
CHECK 190.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/03/97 01 14:38 0001 5328

0290753
IDENTIF. ↑ REFERENCE

97 APR -3 PM 2:35
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1135578