#58

WARRANTY DEED

BOOK 10413 PG 905

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 119,500.00

Michael P. Knight
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
25th DAY OF March 19 97

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DONALD C. BARRETT, JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael P. Knight (NAME)	Franklin American Mortgage Co. (NAME)	MAP 161-14B
110 Highland Villa Drive (ADDRESS)	214 Overlook Court Suite 150 (ADDRESS)	UNIT 110
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Brentwood, Tennessee 37027 (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, Linda A. Miniard, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael P. Knight, 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 110 on the plan of condominium site of Highland Villa Condominiums, its Horizontal Property Regime having been established by the Master Deed of record in Book 7278, page 312, amended in Book 7347, page 717, Book 7352, page 630, Book 7467, page 850, Book 7470, page 153 and Book 7600, page 361, said Register's Office to which Plan and record thereof are incorporated herein and made a part hereto by reference.

Being the same property conveyed to Linda A. Miniard by deed from Highland Group, Ltd. A Tennessee Limited Partnership of record in Book 8183 page 836 Register's Office for Davidson County, Tennessee.

This Conveyance is made subject to the following:

Subject to a Master Deed and By-Laws which contain restrictive convenants, liens and other matters of record in Book 7278, page 312, Book 7347, page 717, Book 7352, page 630, Book 7467, page 850, Book 7470, page 153, Book 7600, page 8090, page 537, Register's Office for Davidson County, Tennessee.

Taxes for the year 1997 and subsequent years, a lien, but not yet due and payable.

unimproved ( )
This is improved (X) property, known as 110 Highland Villa Drive, Nashville, Tennessee 37211
(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 25th day of March 19 97

Linda A. Miniard

Linda A. Miniard

BOOK 10413 PG 906

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 Linda A. Miniard, a single person

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 Franklin, Tennessee, this 25th day of March, 97

Commission expires 11-30-97

DONALD H. BARRETT JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

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_____.

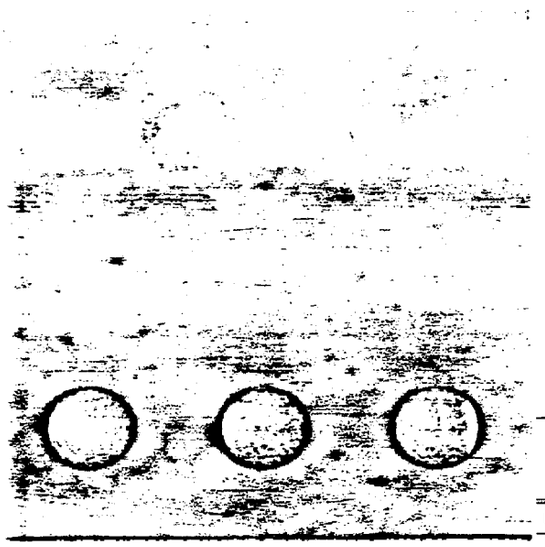
My commission expires _____

Notary Public

02934664
IDENTIF. → REFERENCE

97 APR 11 AM 11:03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

8389 04/11 0101 03CHECK 451.15



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

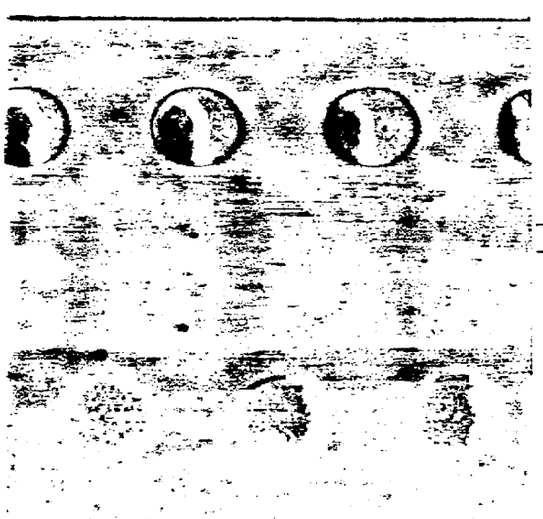
RECEIVED OF _____

FOR _____

BOOK 10413 PG 907

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

04/11/97 01 11:02 0001 8389

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0293464
IDENTIF. ↑ REFERENCE

97 APR 11 AM 11:04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1138601