BOOK 10416 PG 436

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Gregory H. Estes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF APRIL, 1997.

Notary Public

MY COMMISSION EXPIRES: November 27, 1999

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory Howard Estes	First Union Mortgage Corporation	93-10A-409
(NAME) 409 2nd Avenue South	(NAME) P.O. Box 29544	
(ADDRESS) Nashville, Tennessee 37201	(ADDRESS) Raleigh, NC 27626-0544	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN 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, **CARL R. MOORE AND WIFE, ELLIOTT G. MOORE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GREGORY HOWARD ESTES, AN UNMARRIED 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. 409 in Howell Park, a Condominium, a Horizontal Property Regime as shown in a plan recorded in Book 6250, page 868, Register's Office for Davidson County, Tennessee and described in a Master Deed recorded in Book 6816, page 411, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Howell Park, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 6816, page 411, Register's Office for Davidson County, Tennessee, are incorporated by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Carl R. Moore and wife, Elliott G. Moore by deed from Gregory E. Hearn, unmarried man, of record in Book 7811, page 234, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as 409 Second Avenue South , Nashville, TN 37201
(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 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 11th day of April, 1997.

Carl R. Moore
Carl R. Moore
By Steve Condurelis, Attorney-In-Fact

Elliott G. Moore
Elliott G. Moore
By Steve Condurelis, Attorney-In-Fact

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STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 11th day of April, 1997, before me personally appeared Steve Condurelis, Attorney-in-Fact, for Carl R. Moore and Elliott G. Moore, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Carl R. Moore and Elliott G. Moore, and who acknowledged that he executed the same as the free act and deed of Carl R. Moore and Elliott G. Moore.

Witness my hand and official seal at Nashville, Tennessee this 11th day of April, 1997

Commission expires: November 27, 1999

Deborah J. Cohen
DEBORAH J. COHEN
Notary Public

DEBORAH J. COHEN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

0294293
IDENTIF. & REFERENCE
PICK-UP
97 APR 15 AM 8:20
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

9330 04/15 0101 03CHECK 4.50

EXHIBIT "A"

to

WARRANTY DEED

FROM: STEVE CONDURELIS

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TO: GREGORY HOWARD ESTES

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principals thereon shown.

2. That the execution is proper and within the scope of the powers-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the powers-of-attorney, either by revocation or by the principals' death, disability, or incapacity.

Further the Affiant Saith not.

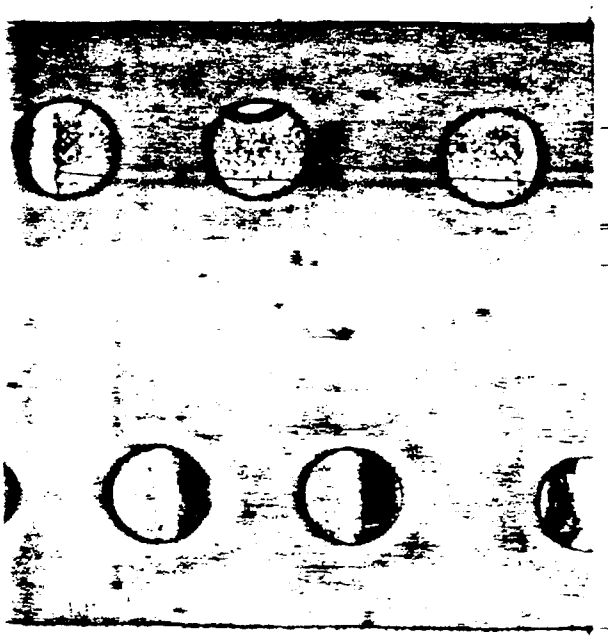
References to the singular include the plural, when applicable.

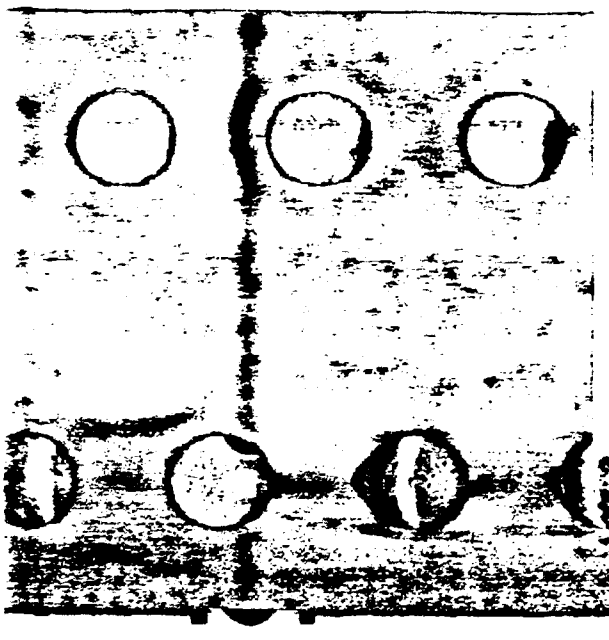
STEVE CONDURELIS, Affiant

Sworn to and subscribed before me on April 7 1997.

Notary Public

My commission expires: 5-28-2000





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10416 PG 439

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 115000.00
CON TX 425.50
PRFEE 1.00
WDEED 12.00
TOTAL 438.50
CHECK 438.50

04/15/97 01 08:24 0001 9330

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0294293
IDENTIF. ↑ REFERENCE

97 APR 15 AM 8:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1140317