File in Box No. 19 B

WARRANTY DEED

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

STATE OF TENNESSEE #97-7-11-B
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 42,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF July 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
DENISE DAVIS (NAME)	"NEW OWNERS" (NAME)	MAP 104-02-0-A
2612 Brownwood Dr. (ADDRESS)	(ADDRESS)	PARCEL 026CO
Nashville, TN 37214 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	FB #21W-13050

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, MICHAEL M. MADISON, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DENISE DAVIS, UNMARRIED, AND WILLODEAN DAVIS, A MARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP

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. 26 on the Plan of Acklen Place Condominium, a Horizontal Property Regime, as of record in Book 5200, Page 503, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete identification and description of such Unit, together with an undivided 1/34 interest in all common areas.

BEING the same property conveyed to Michael M. Madison, unmarried, by Deed from Michael D. Shmerling, a married man, of record in Book 9640, Page 192, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property: the Premises herein insured is a condominium apartment established pursuant 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

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unimproved ( )
This is improved (X) property, known as 201 Acklen Park Drive, Unit 26, Nashville, TN 37203
(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 10th day of July 1997

MICHAEL M. MADISON

DCTN01WC

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 MICHAEL M. MADISON, UNMARRIED

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 10th day of July, 1997.

Commission expires July 24, 1999

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

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

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favor of other unit owners and all 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 Acklen Place Condominiums, of record in Book 6045, Page 173, and as amended in Book 7011, Page 177; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

AS part of the above consideration, the Grantee herein assume and agree to pay the unpaid balance owing on a certain Wrap Note and secured by a Wrap Deed of Trust executed by Michael M. Madison, unmarried, to secure to Michael D. Shmerling in the original principal amount of $38,750.00, of record in Book 9640, Page 195, Register's Office for Davidson County, Tennessee; and being subject to a Mortgage executed by Michael D. Shmerling, a married man, and wife, Lisa A. Shmerling, signing pro forma to perfect lien only to secure to Franklin National Bank, in the original principal amount of $60,800.00, of record in Book 9191, Page 729, Register's Office for Davidson County, Tennessee.

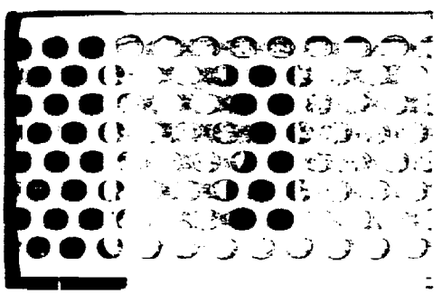
032527U
IDENTIF. & REFERENCE

97 JUL 11 PM 1:51

DAVIDSON COUNTY, TN

3303 07/11 0101 032527U

DCTN01WC



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

RECEIVED OF _____

FOR _____

BOOK 10526 PG 250

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 42900.00
CON TX 157.83
PRFEE 1.00
WDEED 8.00
~~TOTAL 166.83~~
~~CHECK 166.83~~

07/11/97 01 13:47 0001 3303

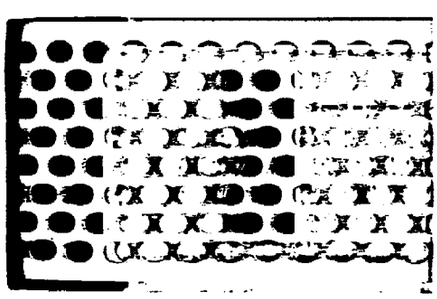
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CON TX 157.83-
CON TX 158.73
~~TOTAL 0.90~~
~~CHECK 0.90~~

07/11/97 01 13:47 0001 3304

3304 07/11 0101 03 ~~CHECK 0.90~~

Total 167.73



0325270
IDENTIF. # REFERENCE

97 JUL 11 PM 1:51

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1173049