File Box 9-B
First Title and
Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
2000 Richard Jones Road, Ste 110
Nashville, Tennessee 37215

BOOK 10589 PG 621

#14851

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
FELICIA S. CARSON (NAME)	FIRST REPUBLIC MORTGAGE CORP (NAME)	MAP 93-10
421 CHEROKEE BLVD. (STREET ADDRESS OR ROUTE NUMBER)	3212 West End Avenue, Ste. 500 (STREET ADDRESS)	GROUP A
KNOXVILLE, (CITY) TN (STATE) 37919 (P. O. ZIP)	Nashville, Tennessee (CITY) 37203 (STATE) (ZIP)	PARCEL 453

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, LINDA V. BAUCH, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FELICIA S. CARSON, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 453 on the Plan of Howell Park Condominiums of record in Plat Book 6250, page 868, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Howell Park, a horizontal property regime established by Master Deed and By-Laws of record in Book 6818, page 411, said Register's Office.

Being the same property conveyed to Linda V. Bauch by deed from Haury and Smith Contractors, Inc. of record in Book 7074, page 110, said Register's Office.

This conveyance is made subject to: (1) 1997 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 6816, page 411; and (3) All matters appearing on the Plan of record in Plat Book 6250, page 868, said Register's Office.

3233 09/02 0101 03CHECK 453.00

0343465

IDENTIF. & REFERENCE

97 SEP -2 AM 10:55
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved XX property, known as 453 Second Avenue South, Nashville, Tennessee 37201

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 27th day of August, 19 97

Linda V. Bauch by Marylee A. Booth

LINDA V. BAUCH BY: MARYLEE A. BOOTH, ATTORNEY-IN-FACT BY POWER OF ATTORNEY RECORDED SIMULTANEOUSLY HEREWITH

STATE OF TENNESSEE
COUNTY OF _____

book 10589 page 622

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand at office, this _____ day of _____, 19 ____.

My commission expires _____ Notary Public _____

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ 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 _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Marylee A. Booth, 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 for the said Linda V. Bauch and is authorized by the said Linda V. Bauch to execute this instrument on her behalf.

Witness my hand, at Office, this 27th day of August, 1997.

_____
Notary Public

My Commission Expires: 9/23/2000

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 120,000.00

_____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF August, 19 97

MY COMMISSION EXPIRES: 9/23/2000 (AFFIX SEAL)

_____
Notary Public

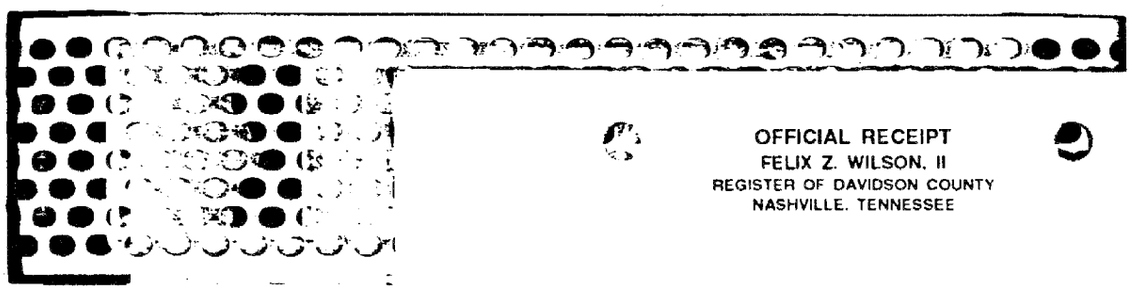
NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM
LINDA V. BAUCH

TO
FELICIA S. CARSON

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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

RECEIVED OF _____

FOR _____

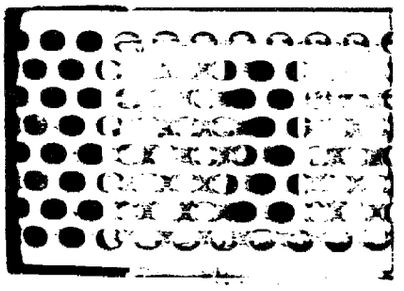
BOOK 10589 PG 623

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	
	120000.00
CON TX	444.00
PRFEE	1.00
WDEED	8.00
TOTAL	453.00
CHECK	453.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 56 0001 3233



034465
IDENTIF. & REFERENCE

97 SEP -2 AM 10:55

FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TN.

No. 1192727