BOOK 10701 PG 542

WARRANTY DEED
RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(36186)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,000.00

X Patty Mizzell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF November 19 97

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

ALAN D. MAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Phillip McAndrew (NAME)	First Republic Mortgage Company (NAME)	117-3-A-114
3000 Hillsboro Road, Unit 114 (ADDRESS)	3212 West End Avenue, Ste. 500 (ADDRESS)	7DA-75212
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (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, Janet K. Borchelt, married (n/k/a Janet K. Borchelt Avery) and husband, Greg N. Avery

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Phillip McAndrew, married et ux Jennifer McAndrew

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 a certain condominium Unit No. 114 on the Plan of Versailles Condominiums, as of record in Plat Book 5050, Page 80, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Janet K. Borchelt, married by deed from Susan Michelle Eason Bennett of record in Book 8913, Page 565, Register's Office for Davidson County, Tennessee.

The foregoing is the same legal description as appears in the previous deed of record.

Greg N. Avery, husband of Janet K. Borchelt (n/k/a Janet K. Borchelt Avery), joins in this Warranty Deed only for the purpose of conveying such marital rights if any that he may have in and to said property.

Unimproved Land
This Improved (X) property known as 3000 Hillsboro Road, Unit 114, Nashville, TN 37215
(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 24th day of November 19 97

X Janet K. Borchelt Avery
Janet K. Borchelt (n/k/a Janet K. Borchelt Avery)

X Greg N. Avery
Greg N. Avery

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10701 PG 543

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Janet K. Borchelt, married (n/k/a Janet K. Borchelt Avery) and husband, Greg N. Avery

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 office at Nashville, Tennessee this 24th day of November, 1997.

Commission expires: 7/25/98

ALAN G. MAZER 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

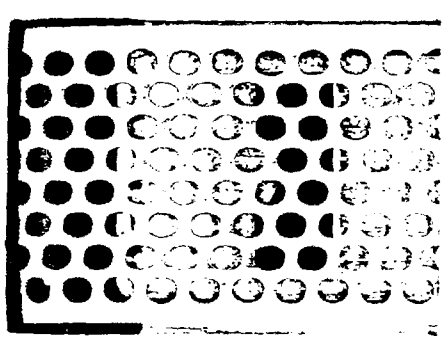
03746 77

IDENTIFICATION REFERENCE

97 DEC -1 PM 1:38

FELIX A. BROWN, REGISTER
DAVIDSON COUNTY, TN.

5177 12/01 0101 OZDHECK 379.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10701 PG 544

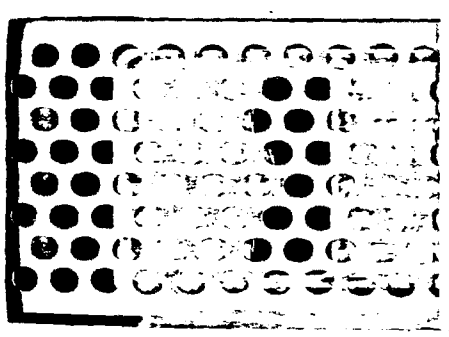
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
100000.00
CON TX 370.00
PRFEE 1.00
WDEED 8.00
TOTAL 379.00
CHECK 379.00

12/01/97 01 13:40 0001 5177

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03746777
IDENTIF. & REFERENCE

97 DEC -1 PM 1:38
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1226011