OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

ORT#: SV 2852647

BOOK 10968 PAGE 555

STATE OF TENNESSEE)
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 72,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 8th DAY OF JUNE, 1998

NOTARY PUBLIC

My Commission expires: 11-27-99

(615) 385-2804 THIS INSTRUMENT PREPARED BY TN Sup Ct #003143

Marbut Glenn Gaston, Jr.,Lawyer,2211 Crestmoor Rd.,Nashville, TN 37215
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Philippa A. Warner (NAME)	NationsBanc Mortgage Corporation (NAME)	
#144, 3000 Hillsboro Pike (ADDRESS)	P.O.Box 790081 (ADDRESS)	117-3-A-144-CO
Nashville, TN 37215 (CITY) (STATE) (ZIP)	St. Louis, MO 63179-0081 (CITY) (STATE) (ZIP)	7DA-75242

Warranty Deed

For and in Consideration of the sum of $ 72,000.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

I, James L. Uden, a married person

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Philippa A. Warner, an unmarried person

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, and being **Unit No. 144** of the **Versailles Apartments**, Condominium Apartments, a Horizontal Property Regime, as of record at **Book 5050, page 80**, and as further identified and described in the Master Deed at Book 5168, page 944 (as amended), and see Surveyor's Certificate at Book 5171, page 153, all of record in the Register's Office for said County, and all to which reference is hereby made and the same incorporated herein for a complete description of said unit, the interests and/or rights appurtenant thereto, and of the conveyance hereby made.

Being all the same property conveyed to the grantor herein by deed as of record at Book 8399 , page 901 , said Register's Office.

This conveyance is subject to current year's property taxes, which have been prorated this date and the grantee assumes in full (notwithstanding any change from the amount used in said proration) and to restrictive covenants, plat limitations, easements, and/or other matters as hereinafter stated, to wit:

Master Deed at Book 5168, page 944, and the By-Laws thereto at Book 5168, page 961, as amended at Book 5589, page 367, Book 5659, page 641, Book 5667, page 375, Book 7770, page 955 and Book 8434, page 719; the plan of record at Book 5050, page 80; Surveyor's Certificate at Book 5171, page 153; and the Charter for the Versailles HomeOwners' Association.

1. 1998 property taxes are a lien against the property as of 01-01-98 but are not due and payable until 10-01-98. 1997 property taxes in the amount of $752.93, and back taxes, are PAID IN FULL as listed to Map-Parcel: 117-3-A-144-CO; Field Book Number: 7DA-75242; at the street address of 3000 Hillsboro Pike, #144, Nashville, TN 37215.

The said James L. Uden is a married person and he and his spouse have and own certain property known as 2013 Stonehurst Drive, Nashville,TN 37215, and is more particularly described in the deed as of record at Book 5150 , page 521 , said Register's Office, which is, has been,and remains the homestead property of the grantor herein and spouse which is held in title as tenants by the entireties, and the herein described property is investment property of the grantor solely.

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This is improved (X) property, known as #144, 3000 Hillsboro Pike, Nashville, TN 37215
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 8th day of JUNE, 19 98.

James L. Uden

PICK-UP

98 JUN -9 AM 11:04
PAMELA L. ANDERSON REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERE

04480

INDIVIDUAL ACKNOWLEDGMENTS:

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

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named James L. Uden, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 8th day of JUNE, 19 98.

My Commission expires:
11-27-99

Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

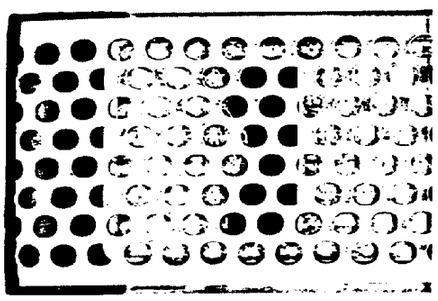
Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

Notary Public

R57.00 01/01 03CHECK 27:40

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



RECEIVED OF _____

FOR _____

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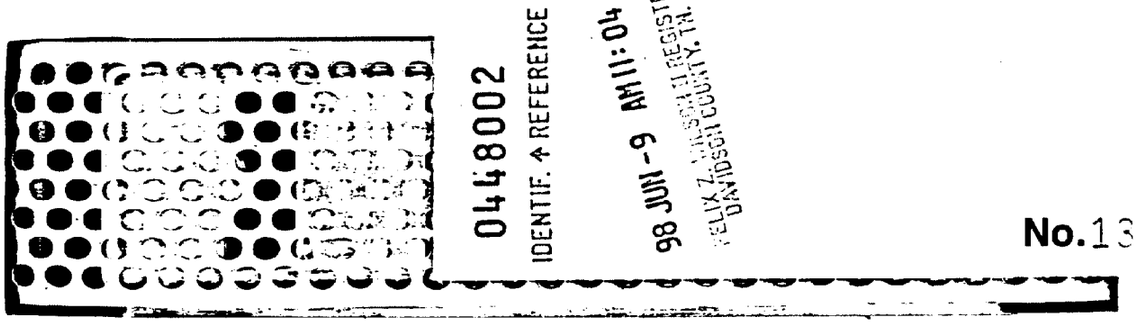
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 72000.00
CON TX 266.40
PRFEE 1.00
WDEED 8.00
TOTAL 275.40
CHECK 275.40

06/09/98 01 11:03 0001 8057

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0448002
IDENTIF. # REFERENCE

98 JUN -9 AM 11:04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1303947