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 11084 PAGE 330

#15860

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
EMMA TACKIE (NAME)	NEW OWNERS (NAME)	MAP 92-16-B
900 19th Avenue South, Unit 104 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 4.00 CO
Nashville, Tennessee 37212 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	FB# 10W 7856

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, THOMAS W. HARDY AND WIFE, LEONORA A. HARDY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO EMMA TACKIE AND HUSBAND, FRANCIS DODOO

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 104 on the Plan of University Square Condominium Apartments of record in Plat Book 6900, page 124, 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 University Square Condominium Apartments, a horizontal property regime established by Master Deed and By-Laws of record in Book 7051, page 529 amended in Book 7119, page 884, said Register's Office.

Being the same property conveyed to Thomas W. Hardy and wife, Leonora A. Hardy by deed from Doris P. Hardy, an unmarried person of record in Book 9753, page 230, said Register's Office.

This conveyance is made subject to: (1) 1998 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 7051, page 529, amended in Book 7119, page 884; (3) Charter of record in Book 7078, page 443; and (4) All matters appearing on the Plan of record in Plat Book 6900, page 124, said Register's Office and of record in Book 1, page 81, Chancery Court for Davidson County, Tennessee.

0480249 IDENTIFICATION REFERENCE

98 AUG 27 AM 10:29

2654 08/27 0101 03CHECK 492.00

unimproved ( )
This is improved (XX) property, known as 900 19th Avenue South, Unit 104, Nashville, Tennessee 37212

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 21st day of August, 19 98.

THOMAS W. HARDY

LEONORA A. HARDY

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS W. HARDY AND WIFE, LEONORA A. HARDY with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 21st day of August, 19 98.

My commission expires 9/23/2001 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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF August, 19 98.

MY COMMISSION EXPIRES: 9/23/2001
(AFFIX SEAL)

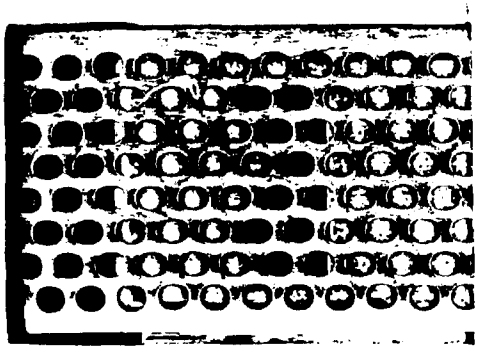
Notary Public

WARRANTY DEED

FROM THOMAS W. HARDY AND WIFE, LEONARA A. HARDY

TO EMMA TACKIE

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 _____

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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

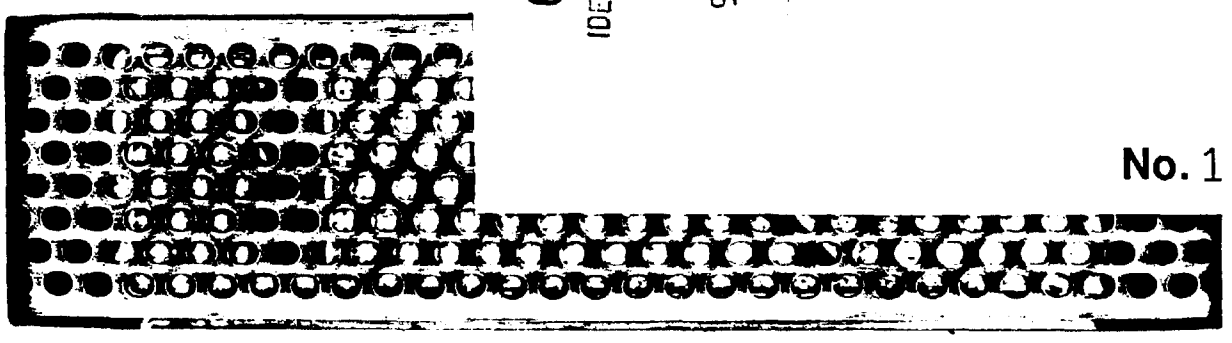
CAMT 1300000.00
ERR CO
CAMT 1300000.00-
CAMT 130000.00
CON TX 481.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 492.00
CHECK 492.00

08/27/98 01 10:29 0001 2654

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98 AUG 27 AM 10:29

0480249
IDENTIFICATION REFERENCE



No. 1338134