PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@home.com

W & I Ref: (gj) Title No: 40483
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Gina I. Ralston 940 General George Patton Road Nashville, Tennessee 37215	Franklin American Mortgage Co. 214 Overlook Court, Suite 150 Brentwood, Tennessee 37027

TAX MAP-PARCEL NUMBERS: 142-09-C-940

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 125000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **J. E. Wallace, Jr. and spouse, Connie W. Hoffman Wallace,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Gina I. Ralston, unmarried,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 940, together with the Carport designated as 940 C of River Plantation, Section Five, Phase One, Lot Two, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 5200, Page 135, as amended in Book 5200, Page 257, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

BEING the same property conveyed to J.E. Wallace, Jr. and Connie W. Hoffman, as tenants in common, with right of survivorship by deed from Michael S. Gelfand and wife, Laurie B. Gelfand of record in Book 5869, Page 809, rerecorded in Book 5876, Page 529, Register's Office for said County. The said Connie W. Hoffman now being known as Connie W. Hoffman Wallace.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 1999, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5200, Page 135, as amended in Book 5200, Page 257, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 5410, Page 248, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 940 General George Patton Road, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 20th day of November, 1998.

J. E. Wallace, Jr.

Connie W. Hoffman Wallace

State of Tennessee
County of Davidson

On this 20th day of November, 1998, before me the undersigned authority, personally appeared **J. E. Wallace, Jr.** and **Connie W. Hoffman Wallace**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 5/26/2002

Notary Public

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

5269 12/03 0101 03CHECK 473.50

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 125000.00

Affiant

Sworn and subscribed before me on the 20th day of November, 1998.

Notary Public

My Commission Expires: 5/26/2002

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

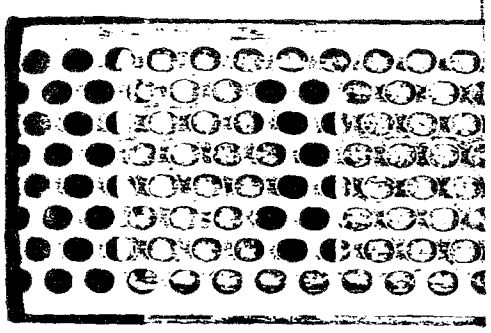
98 DEC -3 PM 2:39

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

0520340

IDENTIF. & REFERENCE

Wldoc: Deed Wty—12/92



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

RECEIVED OF _____

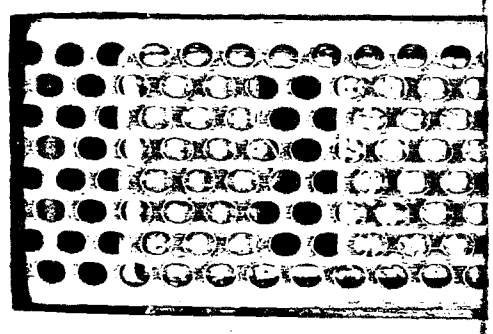
FOR _____

BOOK 11234 PAGE 861

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	
			125000.00	
			CON TX 462.50	
			PRFEE 1.00	
			WDEED 8.00	
			CFEE 2.00	
			TOTAL 473.50	
			CHECK 473.50	
12/03/98	01		14:38 0001 5269	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0520340
IDENTIF. # REFERENCE

98 DEC -3 PM 2:39

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1380282