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BOOK 5992 PAGE 883

FORM NO. WD-1

IDENTIF. REFERENCE

JAN 14 9 47 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 34,447.68

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF JANUARY, 19 83

Notary Public

MY COMMISSION EXPIRES: 4-17-83

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attys. 20th Floor, First American Center, Nashville, Tenn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARY CATHERINE ATNIP (NAME)	SHEARSON-AMERICAN EXPRESS (NAME)	
567 Cedar Drive (STREET ADDRESS OR ROUTE NUMBER)	1201 E. Highland Avenue - #D (STREET ADDRESS)	162-9
Nashville, Tenn. 37211 (CITY) (STATE) (P. O. ZIP)	San Bernardino, California 92404 (CITY) (STATE) (ZIP)	42

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, WE, DEBBIE ROSE BALLESTEROS RUSSELL, et vir ROBERT RUSSELL,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARY CATHERINE ATNIP

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:

BEING Unit No. A, located on Lot No. 36, Phase I, on the Plan of Cedarwood Condominiums of record in Plat Book 5200, page 304, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

BEING the same property conveyed to Debbie Rose Ballesteros by deed from F. A. S. Builders, Inc., of record in Book 5708, page 487, Register's Office for Davidson County, Tennessee. Robert Russell joins in this deed to convey any interest he might have in the property.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Western Pacific Financial Corporation, of record in Book 5708, page 490, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is unimproved ( ) improved (XX) property, known as 567 Cedar Drive, Nashville, Tennessee 37211
(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 12th day of January, 19 83

Debbie Rose Ballesteros Russell — Robert Russell

DEBBIE ROSE BALLESTEROS RUSSELL — ROBERT RUSSELL

BOOK 5992 PAGE 884

STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named DEBBIE ROSE BALLESTEROS, ~~Deceased~~ ~~single~~ Now Russell ~~Deceased~~,

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 12th day of January 19 83

Commission expires 4-12-83

Notary Public

STATE OF TENNESSEE
Davidson County

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 (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed 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

WARRANTY DEED

FROM
DEBBIE ROSE BALLESTEROS

TO
MARY CATHERINE ATNIP

PLEASE FILE BOX "7"

PREPARED BY:
SATURN & MAZER, Attorneys
20th Floor
First American Center
Nashville, Tennessee 37238
Phone: 259-3666

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named Robert Russell, the bargainor, with whom I am personally acquainted, and acknowledged that he executed the forgoing within instrument for the purposes therein contained. Witness my hand and offical seal at Nashville, Tennessee, this 12 day of January, 1983.

commission expires: 4-12-83

notary

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

RECEIVED OF _____

FOR BOOK 5992 PAGE 885

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
			34447.68- CO	
			69.44 CO TX	
			.50 PRFEE	
			.00 MISC	
			CHECK	95.94-
			120BAC1/14/85 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 2 6 1 0 1

IDENTIF. REFERENCE

JAN 14 9 47 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 921281