#2718

WARRANTY DEED

THIS INSTRUMENT PREPARED BY
George E. Mudter Jr., Atty.
254 Highlands Bldg.
Brentwood, Tennessee 37027

BOOK 6120 PAGE 416

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ms. Beverly Clark (NAME)	Metropolitan Federal Savings & Loan Assoc. (NAME)	119-14A
Unit 156		
2929 Selena Drive (STREET ADDRESS OR ROUTE NUMBER)	230 4th Avenue, North (STREET ADDRESS)	156
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	6DA-35136

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, WOLFGANG SAUERMANN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BEVERLY CLARK

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:

Being Unit No. 156, on the Site Plan of Kingswood Condominiums of record in Book 5200, page 520, Register's Office for said County, to which plan reference is made for a more complete description, together with the undivided percentage interest in the common elements appurtenant to said unit.

Being the same property conveyed to Wolfgang Sauermann by deed from Home Service Corporation of record in Book 6102, page 502, said Register's Office.

This conveyance is made subject to: (1) 1983 Taxes, which have been prorated and assumed by the Buyer; (2) Restrictions of record in Book 909, page 48; Book 919, page 393; Book 928, page 752 amended in Book 1001, page 539; Book 946, page 252; Book 919, page 628; Book 1579, page 387; and Book 1581, page 55; (3) Easements of record in Book 3645, page 9; Book 3822, page 25; Book 4259, page 977; and Book 4260, page 332; (4) Master Deed and By-Laws of record in Book 6058, page 320; and (5) All matters appearing on the Plan of record in Plat Book 5200, page 233 as corrected in Book 5565, page 424, said Register's Office.

As part of the consideration for this transfer, the grantee herein assumes and agrees to pay, the principal balance now due, plus future interest on a certain note, dated June 30, 1983, in the original principal sum of $29,950.00, payable to Home Service Corporation in monthly installments, including interest as set forth in said note, and being secured by a deed of trust of record in Book 6102, page 505, said Register's Office.

unimproved ( )
This is improved (XX) property, known as 2929 Selena Drive Nashville, Tennessee

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 19th day of August, 19 83

Wolfgang Sauermann

WOLFGANG SAUERMANN

8/22/83

1562

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 6120 PAGE 417

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WOLFGANG SAUERMANN unmarried, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of August, 1983.

My commission expires 1-20-85 Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ self to be _____ of the _____, the within named bargainor, a corporation, and that as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

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

_____ Notary Public

Commission expires _____

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN
Aug 22 12 20 PM '83
IDENTIF. REFERENCE
$1198.94
8198

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 31,750.00

Beverly Clark
Affiant

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

MY COMMISSION EXPIRES: 1-20-85 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM WOLFGANG SAUERMANN

TO BEVERLY CLARK

File Box 38

First Title & Escrow Company, Inc.
P.O. Box 926
256 Highland Building
BRENTWOOD, TENNESSEE 37027-0926

OFFICIAL RECEIPT

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

BOOK 6120 PAGE 418

RECEIVED OF_____

FOR_____

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

31760.00- CO
62.42 CO TX
.50 PRFEE
6.00 WDEED
CHECK 88.92-
1562A08/22/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 6 8 6 1 8
4 6 9 6 1 8

IDENTIF. REFERENCE

AUG 22 12 20 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 973033