WARRANTY DEED

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

BOOK 6318 PAGE 132

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Vallie June Farrell	Bankers Mortgage Corporation	104-10C
Unit D-7 (NAME)	(NAME)	
324 Elmington Avenue	P. O. Box F-20	7
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Florence, S. C. 29501	7DA-71593
(CITY) (STATE)	(P. O. ZIP) (CITY) (STATE)	(ZIP)

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, ~~JANICE W. ERICSON, unmarried,~~

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ~~VALLIE JUNE FARRELL~~

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 No. D-7 on the Plan of Elmington Condominium as of record in Plat Book 4300, page 200, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Janice W. Ericson by deed from James R. White and wife, Diane D. White of record in Book 5987, page 906, said Register's Office

This conveyance is made subject to: (1) 1984 taxes, which have been prorated and assumed by the Buyer; (2) Master Deed and By-Laws of record in Book 4486, page 547, made applicable in Book 4673, page 102; (3) Agreement of record in Book 4699, page 433; and (4) All matters appearing on the plan of record in Plat Book 4300, page 200, 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 April 9, 1980, in the original principal sum of $68,000.00, payable to First American National Bank of Nashville, in monthly installments, including interest as set forth in said note, and being secured by a deed of trust of record in Book 5590, page 337, said Register's Office.

FEE $ 1.00 REGISTER DAVIDSON COUNTY, TN
JUN 18 3 49 PM '84
IDENTIF. REFERENCE
I 2 9 9 2 1

unimproved ( )
This is improved (XX) property, known as Unit D-7 324 Elmington Avenue 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 14th day of June, 19 84.

Janice W. Ericson

JANICE W. ERICSON

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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, the within named JANICE W. ERICSON the bargainor S, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that She executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, this 14th day of June, 19 84.

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 _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 125,000.00

Vallie June Farrell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF June, 1984

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

Notary Public

WARRANTY DEED

FROM JANICE W. ERICSON

TO VALLIE JUNE FARRELL

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

RECEIVED OF _____

FOR _____

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CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
6/18/84	CONT.	125000.00	325.00	
	CSTAX		.50	
	PRFEE		6.00	
	WDEED			
597240	CHECK			331.50
	BAL			.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIF. REFERENCE

JUN 19 3 48 PM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 0045242