FROM: Williamson County Bank

This Instrument Prepared By:

Thomas N. Jones
Attorney at Law
405 Main Street
Franklin, Tennessee 37064

TO: Mary Ella Eubanks

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Mary Ella Eubanks	AmSouth Mortgage Company	162-09 A
#94, 5510 Country Drive	P.O. Box 847	94
Nashville, TN. 37211	Birmingham, Alabama 35201	5DU 55970

WARRANTY DEED

BOOK 6357 PAGE 520

FOR AND IN CONSIDERATION of One ($1.00) Dollar, cash in hand paid, the receipt of which is hereby acknowledged, and other valuable consideration, **WILLIAMSON COUNTY BANK** have this day bargained and sold and do hereby transfer and convey unto **MARY ELLA EUBANKS** her heirs and assigns, the following described tract or parcel of land lying located and being in Davidson County, Tennessee, and more particularly described as follows:

> A certain condominium Apartment in Davidson County, Tennessee, described as follows:
>
> Town House No. 94, Building No. 16 in a Horizontal Property Regime, as shown on the Plan of Hickory Valley Condominiums, Phase 2, as of record in Book 4460, page 133, Register's Office for said County, to which reference is here made.
>
> Being the same property conveyed to Williamson County Bank, by deed from Julian L. Bibb, Substitute Trustee, of record in Book 6219, page 472, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said lands with the improvements and appurtenances thereunto belonging to the said Grantee, her heirs and assigns, forever.

AND WILLIAMSON COUNTY BANK COVENANTS with the said Grantee that it is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered, except as follows:

1. Taxes for the year 1984, are a lien against the property, but same are not yet due and payable. Said taxes have been prorated between the parties, with grantors paying their pro rata part of said taxes to grantee, who will be responsible for payment of 1984 taxes when they become due and payable.

2. Applicable building and zoning regulations.

3. Such state of facts as an accurate survey would disclose.

4. All existing highway, roadway, and utility easements.

5. The premises herein insured is a condomimium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 64-2701 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, convenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Hickory Valley Condominiums, Phase 2, of record in Book 4659, page 32, Register's Office for said County, as amended in Book 4937, page 429, said Register's Office.

AND WILLIAMSON COUNTY BANK DOES FURTHER COVENANT and bind itself, to warrant and forever defend the title to said property to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS on this 27th day of September, 1984.

WILLIAMSON COUNTY BANK

BY: Thomas Butts

STATE OF TENNESSEE
COUNTY OF Williamson

ATTEST TO: John T Vaughn President / Asst Vice Pres

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

WITNESS MY HAND AND OFFICIAL SEAL at office on this 27th day of September, 1984.

NOTARY PUBLIC

My Commission Expires: 1/15/88

STATE OF TENNESSEE WILLIAMSON COUNTY

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is $ 45000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale. Affiant [illegible]

Subcribed and sworn to before me this the 28th Day of September, 1984

Notary Public

My Commission Expires: 1-15-87

5473 10/15 1233- 5CCX
I 5 4 7 2 5
IDENTIF. REFERENCE
T
OCT 5 11 09 AM '84
PAUL A. [illegible] REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____ BOOK 6397 PAGE 522

FOR _____

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

45000.00- CAMT.
117.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 123.50-
6473A10/05/64 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 5 4 7 2 5

IDENTIF. REFERENCE

Oct 5 11 09 AM '64

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0074825