MAP 142-15-A, PARCEL 48 BOOK 6474 PAGE 161
(9D-22989)

This Instrument Prepared By:
Gayle T. Moyer
City Hall Mall
Franklin, Tennessee 37064

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Forty-Eight Thousand Seven Hundred Forty-Two and 36/One Hundred Dollars ($48,742.36), paid and to be paid as follows: Six Thousand Five Hundred Dollars ($6,500.00) cash, the receipt of which is hereby acknowledged and the balance of the consideration by Grantee's assumption and agreement to pay that certain promissory note dated September 30, 1983, and payable to Capitol Mortgage Corporation, as more fully described in a deed of trust securing payment of said note, of record in Book 6150, page 576, Register's Office of Davidson County, Tennessee, I, FRANCES J. CAROTHERS, have bargained and sold and by these presents do hereby transfer and convey unto JAMES R. DAUGHERTY, JR. and wife, CINDY S. DAUGHERTY, their heirs and assigns, the following described property situated in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Unit No. 48 on the Plan of the First Revised Bellevue Manor Condominiums, of record in Book 5200, page 231, Register's office for said County, to which referece is hereby made for a more complete and accurate description of said unit, together with an undivided interest in all common areas.
>
> Being the same property conveyed to Frances J. Carothers by deed from William P. Hartley and wife, Barbara D. Hartley, of record in Book 6433, page 481, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD 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 I DO COVENANT with the said James R. Daugherty, Jr. and wife, Cindy S. Daugherty that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered except as follows:

01/15 136.12- CHECK

3440

1. 1984 Davidson County Property taxes which are a lien and are now due and payable.

2. Deed of trust executed by William P. Hartley and wife, Barbara D. Hartley, to Tim N. Taylor, Trustee, for Capitol Mortgage Corporation, filed for record October 4, 1983, at 10:37 a.m., and recorded in Book 6150, page 576, Register's Office of Davidson County, Tennessee, to secure payment of one note dated September 30, 1983, in the original principal amount of $40,872.00, payable as therein specified together with any terms, conditions, restrictions, or limitations recited therein.

3. Subject to all matters appearing on the Plan of the First Revised Bellevue Manor Condominiums, of record in Book 5200, page 231, Register's Office of Davidsion County, Tennessee.

4. Subject to those certain conditions, restrictions, and covenants as set out in the Master Deed and By-Laws establishing a Horizontal Property Regime for Bellevue Manor Condominiums, of record in Book 5520, page 203, and Book 5520, page 254, Register's Office of Davidson County, Tennessee.

5. All visible easements lying on and across said property.

6. All applicable zoning ordinances and building regulations.

AND I DO FURTHER COVENANT and bind myself, my 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.

William H. Carothers, Jr., husband of Frances J. Carothers, does hereby join in the execution of this instrument to transfer and convey any and all interest which he may have in said property by virtue of his marriage to Grantor.

WITNESS our hands this the 11th day of January, 1985.

Frances J. Carothers

Frances J. Carothers

William H. Carothers, Jr.

William H. Carothers, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Gayle I. Moyer, a Notary Public in and for said County and State, the within named FRANCES J. CAROTHERS and husband, WILLIAM H. CAROTHERS, JR., the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, on this 11th day of January, 1985.

Gayle I. Moyer
Notary Public

My Commission Expires:

5-20-87

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of $48,142.36.

Frances J. Carothers
Affiant

Sworn to and subscribed before me on this the 11th day of January, 1985.

Gayle I. Moyer
Notary Public

My Commission Expires:

5-20-87

SEND TAX STATEMENTS TO:

Central Mortgage Co.
148 Garrett Rd - P.O. Box 179
Upper Darby, Penn. 19082

ADDRESS OF NEW OWNERS:

Mr. & Mrs. James R. Daugherty, Jr.
112 Bellevue Road - Unit 48
Nashville, Tenn. 37221

FILED FOR RECORD
JAN 15 11 01 AM '85
DAVIDSON COUNTY, TN

IDENTIF. REFERENCE

I. 7. 6. 7. 8.

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

RECEIVED OF _____

FOR _____

BOOK 6474 PAGE 164

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

48742.36- CAMT.
126.62 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 136.12-
3440A01/15/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 7 6 6 7 8

IDENTIF. REFERENCE

JAN 15 11 01 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 101064