This instrument prepared by:
Milton W. Smith, Jr.
4301 Hillsboro Rd., Suite 221
Nashville, Tennessee 37215

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| LILIA D. MAURICIO | Leader Federal Savings & Loan Assn. | Map 116-12-D |
| NAME: | NAME: | |
| 533 Armistead Place | 158 Madison Avenue | Parcel 533 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tennessee 37215 | Memphis, TN. 38103 | MDA-39363 |
| (CITY) (P.O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* TEN ($10.00)---------- *Dollars,*

and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

BOOK 6578 PAGE 506

CREASON CLAYTON CONSTRUCTION COMPANY, INC., AND FOUR-O-ONE FINANCIAL CORPORATION, hereinafter called Grantor,

*have this day bargained and sold, and do hereby transfer and convey unto the said* LILIA D. MAURICIO, hereinafter called Grantee, her ~~successors~~ heirs and assigns, *certain real estate in Davidson County, Tennessee, as follows:*

Being a part of Burlington Condominiums, Phase II, as shown on the Plan of record in Book 5200, page 684, Register's Office for said County, the part hereby conveyed being Unit No. 533, as shown on said Plan. Burlington Condominiums being a Horizontal Property Regime as established by Master Deed of record in Book 6011, page 653, as amended in Book 6194, page 440, and in Book 6362, page 405, said Register's Office. Being part of the property conveyed to Grantor by deed from Parkes Armistead and wife, Katherine M. Armistead, of record in Book 5764, page 530, said Register's Office.

Said Unit No. 533 is conveyed subject to the provisions, conditions, restrictions, and agreements, including agreement to pay assessments for the maintenance of common areas, contained in said Master Deed, as amended.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 123,000.00

Subscribed and sworn to before me, this the 3rd day of June, 1985

Affiant

My commission expires 4-19-87
(Affix Seal)

Notary Public

unimproved( )
This is improved ( X ) property, known as 533 Armistead Place, Nashville, Tennessee 37215
(House Number) (Street) (P.O. Address) (City or Town)

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said* Grantee, her ~~successors~~ heirs and assigns forever, we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as stated herein and for 1985 property taxes which have been prorated and payment thereof assumed by Grantee further covenant and bind ourselves, our successors ~~and~~ and representatives, to warrant and forever defend the title to said real estate to said Grantee, her ~~successors~~ heirs and assigns, against the lawful claims of all persons.

*Witness* our *hand this* 29th *day of* May *19* 85 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

CREASON CLAYTON CONSTRUCTION COMPANY, INC.
BY: [signature]
CREASON CLAYTON, PRESIDENT

FOUR-O-ONE FINANCIAL CORPORATION
BY: William J. Hurt
WILLIAM J. HURT, A DIRECTOR

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

*Personallly appeared before me,* ..... *a Notary Public in and for said County and State,* .....

.....

.....

*the within named bargainor,* ..... *with whom I am personally acquainted, and who acknowledged that* ..... *executed the within instrument for the purpose therein contained.*

*Witness my hand and official seal at* ..... *Tennessee, this* ..... *day of* ..... *19* .....

..... *Notary Public*

*Commission expires* .....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*Before me,* the undersigned ..... *a Notary Public of the State and County aforesaid, personally appeared* Creason Clayton ..... *with whom I am personally acquainted, and who, upon oath, acknowledged* proved to me on the basis of satisfactory evidence ..... *himself to be* President of the Creason Clayton Construction Company, Inc. ..... *the within named bargainor, a corporation, and that* ..... *he as such* President ..... *being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by* ..... *himself as* President .....

*Witness my hand and seal, at office in* Nashville, Tennessee .....
*this* 29th *day of* May *19* 85 .....

..... *Notary Public*

*Commission expires* .....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William J. Hurt with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be a Director of Four-O-One Financial Corporation, the within named bargainor, a corporation, and that he as such a Director being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by himself as a Director.

Witness my hand and seal, at office in Nashville, Tennessee, this 29th day May, 1985.

Notary Public

My Commission Expires Jan 19, 1988

**WARRANTY DEED**

**FROM**
Creason Clayton Construction Co., Inc., et al

**TO**
Lilia D. Mauricio

FELIX A. WILSON, REGISTER
DAVIDSON COUNTY, TN
JUN 7 10 44 AM '85

Compliments of
**Colonial Title Company**
Suite 221, Continental Plaza
4301 HILLSBORO ROAD
NASHVILLE, TENNESSEE 37215

IDENTIF. REFERENCE

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 6576 PAGE 508

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

123000.00- CAMT.
319.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 326.30-
5807A06/07/85 BAL .00

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

JUN 7 10 43 AM 1985
IDENTIF. REFERENCE
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 142291