THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

6048

ADDRESS NEW OWNER:
Jana M. Owens
Unit 7, 1613 Horton
Nashville, TN 37212

SEND TAX BILLS TO:
City Federal Savings and Loan Association
1141 East Jersey Street
Elizabeth, NJ 07201

MAP-PARCEL NUMBERS:
104-8-C-7

BOOK 6606 PAGE 278

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Aberdeen Properties, Inc. hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Jana M. Owens hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 7 on the plan of Peabody Square Condominium, of record in Book 21, page 87 and amended in Book 6250, page 177, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

BEING part of the same property conveyed to Aberdeen Properties, Inc. by deed from Katherine T. Boucher, of record in Book 6061, page 824, and by deed from James L. Fuqua, Jr. and Eugene T. Collins, of record in Book 6061, page 827, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 6404, page 545 and amended in Book 6527, page 254, said Register's Office.

J.2071.8

IDENTIF. REFERENCE

JUL 15 1 45 PM '85

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is (un)improved property, known as Unit 7, 1613 Horton, Nashville, TN 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 12th day of July, 1985.

Aberdeen Properties, Inc.
By: Campbell Brown
Campbell Brown, President

CHECK

STATE OF TENNESSEE
COUNTY OF _____

On this _____ day of _____, 19___, before me personally appeared _____, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that _he_ executed the same as _____ free act and deed.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 6606 PAGE 279

Before me, the undersigned, of the State and County aforesaid, personally appeared Campbell Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President (or other officer authorized to execute the instrument) of the Aberdeen Properties, Inc., the within named bargainor, a corporation, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President. Witness my hand and official seal, at office in Nashville, Tennessee, this 12th day of July, 1985.

Notary Public

My Commission Expires: 10-24-88

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 84,000.00.

Jana M. Owens
Affiant

Subscribed and sworn to before me, this the 12th day of July, 1985.

Notary Public

My Commission Expires: 10-24-88

WARRANTY DEED

from:
Aberdeen Properties, Inc.

to:
Jana M. Owens

return to box 8 jcb
PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-23495

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6606 PAGE 280

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
			84000.00-	CAMT.
			218.40	CSTAX
			.50	PRFEE
			6.00	WDEED
			CHECK	224.90-
7729A07/15/85			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 2 0 7 1 8

T
IDENTIF. REFERENCE

JUL 15 1 45 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 153932