file box 8/jcb

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

BOOK 6865 PAGE 231

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Diane C. Meyrowitz 105 Holly Forest Drive, #12 Nashville, TN 37221	National Mortgage Company 4041 Knight Arnold Road Memphis, Tennessee 38118	142-8-A PARCEL 12 9D-2165

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, Donald J. Charpio and wife, Patricia S. Charpio

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Diane C. Meyrowitz and Elliot S. Greenberg, both unmarried

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. 12 on the plan of Phase I, Coronada Town Home Condominiums, of record in Book 4860, page 26, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

BEING the same property conveyed to Donald J. Charpio and wife, Patricia S. Charpio by deed from Howard W. Salmon and wife, Leslie L. Salmon, of record in Book 6656, page 176, 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 4901, page 679, Book 5202, page 329, Book 5306, page 241, Book 5522, page 675 and Book 5859, page 269, said Register's Office.

83544 IDENTIFICATION REFERENCE # MAR 17 12 38 PM '86 FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

This instrument is executed on behalf of Donald J. Charpio by Patricia S. Charpio as his Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said attorney in fact is attached as an exhibit to this deed and incorporated herein by reference.

This is (un)improved property, known as 105 Holly Forest Drive, #12, Nashville, TN 37221.

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 13th day of March, 1986.

Patricia S. Charpio
Patricia S. Charpio

Donald J. Charpio
Donald J. Charpio
BY: Patricia S. Charpio, Atty. in Fact

CHECK

STATE OF TENNESSEE
COUNTY OF Davidson

On this 13th day of March, 1986, before me personally appeared Patricia S. Charpio, 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 she executed the same as her free act and deed.

My Commission Expires: 10-24-88

Notary Public

3/17 296.80

3590

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6805 PAGE 232

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 110,500.00.

_____
Affiant

Subscribed and sworn to before me, this the 13th day of March, 1986.

My Commission Expires: 11-24-88

_____
Notary Public

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 Patricia S. Charpio, 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 on behalf of Donald J. Charpio as his Attorney in Fact as the free act and deed of the within named Donald J. Charpio.

Witness my hand and official seal at Nashville, Tennessee. this the 13th day of March, 1986.

_____

My commission expires: 11-24-88

WARRANTY DEED

from:
Donald J. Charpio and wife,
Patricia S. Charpio

to:
Diane C. Meyrowitz and Elliot S. Greenberg, both unmarried

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

BOOK 6805 PAGE 233

STATE OF TENNESSEE

COUNTY OF DAVIDSON

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

Patricia S. Charpio
Affiant Patricia S. Charpio

Sworn to and subscribed before me this 13th day of March, 1986.

Notary Public

My Commission Expires: 10-24-88

PEGGY L. ... NOTARY PUBLIC AT LARGE STATE OF TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6805 PAGE 234

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

1.0500-CO- CAMT.
287.30 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 296.80-
360GAC3/17/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

83544

IDENTIFT REFERENCE

MAR 17 12 30 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 227900