Field Bk. No. 7DA-76258
Map & Parcel 131-01-0 D-059

Send Tax Statements to:
First Federal Savings Bank of Tn.
101 West Lincoln
Tullahoma, Tennessee 37388

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

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, DONNA J. WATKINS, unmarried, have bargained and sold and by these presents do transfer and convey unto LINDA SCHWADER, her heirs and assigns forever, the following described property, to-wit:

> LAND in Davidson County, Tennessee, being Unit No. 59 as shown on the Plat of Georgetown Apartments, a condominium of record in Book 5200, page 4, Register's Office for Davidson County, Tennessee, together with an undivided .410% interest in the common elements of 5025 Hillsboro Homeowners' Association as described in Book 5211, page 325, et seq., said Register's Office. Said Unit is also known as Apartment No. 9-B
>
> Being the same property conveyed to Donna J. Watkins, unmarried, by deed from N. Eric Wooten, unmarried, of record in Book 6001, page 530, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantee, her heirs and assigns forever.

AND I DO COVENANT with the said Grantee, her heirs and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 1986 Davidson County property taxes are a lien but are not yet due and payable. These taxes have been prorated between the parties as the date of this instrument, with Grantee's assuming responsibility for payment of same.

2. The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act", as the same as set out in Sections 67-27-101, et seq., of Tennessee Code Annotated, as amended, and is subject to the provisions of and requirements thereof; and subject to the By-Laws for the administration

thereof; also subject to easements, rights and interests 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 buildings thereon; and also including without limitation all conditions, covenants, restrictions, options, burdens, liens, assessments, and other undertakings contained in the Master Deed of 5025 Hillsboro Homeowners' Association, of record in Book 5211, page 325, Register's Office of Davidson County, Tennessee, and the By-Laws appended thereto at Book 5211, page 345, said Register's Office, and the amendment to Master Deed and By-Laws of 5025 Hillsboro Homeowners' Association of record in Book 6079, page 516, Register's Office of Davidson County, Tennessee.

3. All matters shown on the Plan of record in Book 5200, page 4, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and representatives, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this the 14th day of March, 1986.

Donna J. Watkins
DONNA J. WATKINS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Gayle J. Moyer, a Notary Public in and for said County and State, the within named DONNA J. WATKINS, the bargainor, 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 for the purposes therein contained.

WITNESS my hand and seal, at office, on this 14th day of March, 1986.

My Commission Expires:
5-20-87

Gayle J. Moyer
Notary Public

GAYLE J. MOYER NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of $69,000.00.

Linda Schwader
Affiant

Sworn to and subscribed before me on this the 14th day of March, 1986.

My Commission Expires:
5-20-87

Notary Public

Address of new owner:

Linda Schwader
Apt. 9B, 5025 Hillsboro Road
Nashville, Tennessee 37215

8387

IDENTIFICATION REFERENCE

MAR 18 9 46 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6806 PAGE 514

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

69000.00- CAMT.
179.40 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 188.90-
4040A03/18/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

83879

IDENTIFICATION REFERENCE

MAR 18 9 46 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 228332