BOOK 6889 PAGE 424

WARRANTY DEED

This instrument was prepared by:

SCHULMAN, LeROY & BENNETT, P. C.
P. O. Box 2707
Nashville, Tennessee 37219

Address of New Owner(s):	Send Tax Bills to:	Map-Parcel Nos.
Barbara O. Sullivan	same	117-11-B06
7 Valley Forge		
Nashville, TN. 37205		

11417

IDENTIFICATION REFERENCE

JUN 17 2 23 PM '86

FELIX Z. ZOLLICOFFER REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 44,000.00

John C. Fambrough
Affiant

Subscribed and sworn to before me this 17th day of June, 1986.

Teresa A. Lynch
Notary Public

Commission expires: 1/21/90

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, GARY GENE FAMBROUGH, a single person, hereinafter referred to as Grantor, have bargained and sold, and by these presents do transfer and convey unto BARBARA O. SULLIVAN, hereinafter referred to as Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Unit No. A-6, Parcel No. 6, in a horizontal property regime which is located on the Plat of Villager East Condominium, of record in Book 5200, page 235, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Gary Gene Fambrough by deed from Andrews Properties, Inc. and Cherokee Properties, Inc. of record in Book 5638, page 588, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the provisions of the Tennessee "Horizontal Property Act", as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights and interest 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 building thereof, and also including without limitations all conditions, covenants, restrictions, options, burdens,

assessments, and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Villager Condominiums of record in Book 5457, page 298, Register's Office for Davidson County, Tennessee, and is subject to the Bylaws for the administration thereof, which are appended to the Master Deed as Exhibit "C" thereto of record in Book 5457, page 338, Register's Office for Davidson County, Tennessee.

Subject also to easement granted to Metropolitan Government of Nashville and Davidson County, Tennessee, for Sanitary Sewers and/or storms drainage of record in Book 4110, page 245, Register's Office for Davidson County, Tennessee; and subject to the Plan of record in Book 5200, page 235, said Register's Office, showing an Owner's Certificate, certain setback lines and easements, to which plan reference is herein made.

This is unimproved/improved property, known as 3600 Hillsboro Road, Unit #A-6, Nashville, Tennessee

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, her heirs and assigns forever, and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as hereinabove set forth, and taxes for the year 1986 which the Grantee herein assumes and agrees to pay, and which have been prorated.

AND I do further covenant and bind myself, and my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 17th day of June, 1986.

Gary Gene Fambrough
Gary Gene Fambrough

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Teresa A. Smith, a Notary Public, GARY GENE FAMBROUGH, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at office in Nashville, Tennessee, this 17th day of June, 1986.

Teresa A. Smith
Notary Public

My Commission Expires:
1/21/90

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6889 PAGE 426

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

44000.00 CANT.
114.40 CSTAX
.50 PRFEE
6.00 WDETD
CHECK 120.30-
6541A06/17/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11417

IDENTIFICATION REFERENCE

JUN 17 2 23 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 260099