File

BOOK 6898 PAGE 710 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 49,900.00

Jim M. Riley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF June, 19 86

Mary B. Baker
Notary Public

MY COMMISSION EXPIRES: November 1, 1987
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Guaranty Title and Escrow Co., 2711 Murfreesboro Road Suite 105, Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Jim M. Riley (NAME)	City Federal Savings Bank (NAME)	108-03-0-A
946 Patio Drive (STREET ADDRESS OR ROUTE NUMBER)	125 Belmont Drive (STREET ADDRESS)	024.00
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	Somerset, NJ 08873 (CITY) (STATE) (ZIP)	03D89103

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED WE M. Van Stanley, Jr. and wife, Mary S. Stanley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jim M. Riley, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

A certain Condominium Unit and Lot in Davidson County, Tennessee, described as follows: Lot No. 15, Unit 2[4], in a Horizontal Property Regime as shown on the Condominium Site Plan of Phase II of Section 3, Patio Villa, as shown of record in Plat Book 5200, Page 495, Register's Office, Davidson County, Tennessee.

This conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 64-2701 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration 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 thereon; and also including without limitations all conditions, covenants, restrictions, option, burdens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Patio Villa, of record in Book 5200, Page 495, said Register's Office.

Being the same property conveyed to M. Van Stanley, Jr. a married person by deed from David L. Leaver and wife, Rhonda C. Leaver, of record in Book 6761, Page 391, Register's Office for Davidson County, Tennessee.

Mary S. Stanley joins in this conveyance for the sole purpose of conveying any marital rights she may have.

This conveyance is subject to any and all existing restrictions and easements of record.

This is unimproved ( ) improved (X) property, known as 946 Patio Drive (House Number) (Street) Nashville, TN 37214 (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 20th day of June, 19 86

M. Van Stanley, Jr.

Mary S. Stanley

STATE OF TENNESSEE
Davidson County

BOOK 6898 PAGE 711

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named M. Van Stanley, Jr. and wife, Mary S. Stanley

the bargainor s, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 20th day of June, 19 86.

Mary B. Brashear Notary Public

Commission Expires November 1, 1987

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

M. Van Stanley, Jr. and wife, Mary S. Stanley

TO

Jim M. Riley, unmarried

14577

IDENTIFICATION REFERENCE

JUN 26 10 48 AM '86

Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6898 PAGE 712

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
			499[illegible] - [illegible],	
			125.75 [illegible]	
			.50 [illegible]	
			6.00 [illegible]	
			[illegible]	136.25-
			0299A06/26/86 [illegible]	.0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

14577

IDENTIFICATION

JUN 26 10 48 AM '86

No. 263775