FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ } Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 53,464.69

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF July, 19 86.

Notary Public

MY COMMISSION EXPIRES: 1-20-89

(AFFIX SEAL)

File 27

THIS INSTRUMENT WAS PREPARED BY

Montgomery & Associates 215 Centerview Dr. Suite 150, Brentwood, TN 37027
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susan Brown Junkins (NAME)	Wachovia Mortgage Company (NAME)	152-9A
5510 Country Drive, Unit 53 (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 3714 (STREET ADDRESS)	5300
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Winston-Salem, NC 27102 (CITY) (STATE) (ZIP)	5DU55929

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, James H. Cornwell and wife, Patricia A. Cornwell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Susan Brown Junkins

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:

Being Townhouse 53, Building 8, on the Plan of Hickory Valley Condominium, Phase 2, of record in Book 4460, page 133, Register's Office, for said County, to which plan reference is made for a more complete legal description.

Being the same property conveyed to James H. Cornwell and wife, Patricia A. Cornwell by deed from Omel B. Allen and wife, Willene Allen of record in Book 5935, Page 159, Register's Office, Davidson County, Tennessee.

This conveyance is made subject to all provisions and requirements of the Tennessee Horizontal Property Act as set out in Sec. 64-2701 et seq. of the Tennessee Code Annotated and the By-Laws of the administration thereof; all restrictions, easements, etc., rights and interest in favor of other unit owners; options, burdens, assessments and undertakings etc. contained in the Master Deed of record in Book 4659, page 32 said Register's Office. Clarification of Master Deed in Book 4937, page 429, said Register's Office.

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

Grantors herein agree to assume an indebtness evidenced by Deed of Trust of record in Book 5098, page 185, Register's Office for Davidson County, Tennessee in the original principal amount of $29,150.00.

unimproved ( )
This is improved (X) property, known as 5510 Country Drive, Unit 53, Nashville, TN 3721
(House Number) (Street) (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 their hand s this 30th day of July, 19 86

James H. Cornwell

Patricia A. Cornwell

STATE OF TENNESSEE
~~Davidson~~ County
Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James H. Cornwell and wife, Patricia A. Cornwell

the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 30th day of July, 1986.

Commission expires 10-17

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

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

My commission expires _____

Notary Public

WARRANTY DEED

31760

FROM:

James H. Cornwell and wife,

Patricia A. Cornwell

TO

Susan Brown Junkins

IDENTIFICATION REFERENCE

Aug 14 10 29 AM '86

FILED & RECORDED IN REGISTER
DAVIDSON COUNTY, TN

PREPARED BY:
M. EUDORE MONTGOMERY, ATTORNEY
215 CENTERVIEW DRIVE, SUITE 150
BRENTWOOD, TN 37027

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

RECEIVED OF _____

FOR _____

BOOK 6949 PAGE 512

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
			43464.69- CONT.	
			149.80 CSTDX	
			.50 PRFF	
			6.00 MOST	
			CHECK 156.30-	
08/14/86	CAL		.01	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 1 7. 6 0

IDENTIFICATION REFERENCE

Aug 14 10 29 AM '86

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN

No. 283262