File 5052

FILE BOX 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Rd., Suite 110
Nashville, TN 37215
MORTGAGEE &

BOOK 6959 PAGE 76

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
CINDY CLARK (NAME)	THIRD NATIONAL MORTGAGE COMPANY (NAME)	Map 142-6-B
810 Bellevue Road, Unit #273 (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2628 (STREET ADDRESS)	Parcel 273
Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	F.B. 9D-67173

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, W. E. SHERIFF and wife, SHARON A. SHERIFF

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CINDY CLARK, unmarried

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

Land in Davidson County, Tennessee, being Building No. 49, Unit No. 273, together with garage designated as No. 273G, on the Plan of "Peppertree" Creekside Meadows Condominiums, as of record in Plat Book 4675, pages 128-130, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to W. E. Sheriff and wife, Sharon Sheriff by deed from Albert W. Shean, III and wife, Mary E. Shean of record in Book 5985, Page 313, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1986 Taxes, which have been prorated and assumed by the Grantee; (2) Covenants, Conditions, Restrictions and Agreements of record in Master Deed in Book 4834, page 257, amended in Book 4984, page 174, Book 5045, page 800, Book 5086, page 80, Book 5259, page 5, and Book 6535, page 723; (3) By-Laws of record in Book 4834, page 297, amended in Book 6237, page 644, and Book 6535, page 724; (4) Charter of Incorporation of record in Book 4836, page 610, page; and (5) All matters appearing on the Plan of record in Plat Book 4675, pages 128-130, said Register's Office.

3 5 1 3 0

IDENTIFICATION REFERENCE

AUG 26 8 28 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 810 Bellevue Road, Unit #273, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 19th day of August, 19 86

W. E. Sheriff by Sharon A. Sheriff
W. E. SHERIFF
Attorney-in-fact for said W. E. Sheriff
~~by Power of Attorney of record in Book~~
6718, page 936, Register's Office of Davidson County, Tennessee.

Sharon A. Sheriff
SHARON A. SHERIFF

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named SHARON A. SHERIFF

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 official seal at Nashville, Tennessee this 19th day of August, 19 86.

My commission expires 4/19/87 Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public 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 _____ of the _____, the within named bargainor, a corporation, and that as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

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

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 19th day of August, 1986, before me personally appeared Sharon A. Sheriff, to me known, or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument in behalf of W. E. Sheriff, and acknowledged that she executed same as the free act and deed of the said W. E. Sheriff.

Witness my hand and seal, at office in Nashville, Tennessee, this 19th day of August, 1986.

Notary Public

My commission expires: 4/19/87

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 46,000.00

Cindy Clark
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF August, 1986.

MY COMMISSION EXPIRES: 4/19/87
(AFFIX SEAL)

Notary Public

4/3 08/26 135.20" CHECK
WARRANTY DEED

FROM
W. E. SHERIFF and wife, SHARON SHERIFF

TO
CINDY CLARK, unmarried

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

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

RECEIVED OF _____

FOR _____

BOOK 6959 PAGE 78

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			46000.00	CAMT
			120.00	CSTAX
			.50	PRFEE
			6.00	WDEED
				CHECK 135.30
4143A08/26/86			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

35130

IDENTIFICATION REFERENCE

AUG 26 8 28 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 287126