This Instrument Prepared By:
MITCHELL A. WATTS
Watts & Underwood
Suite 150 2000 Richard Jones Rd.
Nashville, Tennessee 37215

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| John F. Taylor (NAME) | Fleet Mortgage Corp. (NAME) | 169-9B |
| 5600 Country Drive, Unit 152 (STREET ADDRESS OR ROUTE NUMBER) | P. O. Box 1561 (STREET ADDRESS) | 65 |
| Nashville, TN 37211 (CITY) (STATE) (ZIP) | Milwaukee, WI 53201 (CITY) (STATE) (ZIP) | |

*FOR AND IN CONSIDERATION of the sum of* SIXTY ONE THOUSAND AND 00/100 ($61,000.00)---------- *Dollars,*

BOOK 7057 PAGE 63

Patricia W. Karnes and Alma J. Berry

*have this day bargained and sold, and do hereby transfer and convey unto the said* John F. Taylor and wife, Gayle C. Taylor

*the Grantees herein, their (successors), heirs and assigns,*

*certain real estate in Davidson County, Tennessee, as follows:*

A certain condominium apartment in Davidson County, Tennessee, described as follows, to wit: Townhouse No. 152, on the Revised Site Plan, Phase 3, Hickory Valley Condominiums, of record in Book 5050, page 94, said Register's Office, to which plan reference is here made. Assigned Garage is a limited common element for the exclusive use of the co-owner of the said Townhouse. Said plan has since been revised in Book 5200, page 131, said Register's Office.

This conveyance is made subject to restrictive covenants and easements of record.

Being the same property conveyed to Alma J. Berry and Patricia W. Karnes, by deed from Patsy R. Brooks, of record in Book 6386, page 716, said Register's Office.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Homeland Mortgage Corp. of record in Book 6816, page 598, said Register's Office, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*The actual consideration or value whichever is greater, for this transfer is* $61,000.00

*Subscribed and sworn to before me this the* 28th *day of* November 19 86

*Affiant*

*My commission expires:* _____ *(Affix Seal)*

*Notary Public*

NOTARY PUBLIC AT LARGE STATE OF TENN.

*This is improved (X) unimproved ( ) property, known as* 5600 Country Drive, Unit 152, Nashville, TN 37211 *(House Number) (Street) P.O. Address: (City or Town)*

*TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

*We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.*

*Whenever 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 hands this* 28th *day of* November, 19 86, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

12/02

Patricia W. Karnes
Patricia W. Karnes

Alma J. Berry
Alma J. Berry

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

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*Personally appeared before me* Mitchell A. Watts, *a Notary Public in and for said County and State* Patricia W. Karnes and Alma J. Berry

*the within named 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* Nashville, *Tennessee, this* 28th *day of* November, *19*86.

Mitchell A. Watts
*Notary Public*

*Commission expires* 3/11/90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*Before me,* _____, *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* _____*he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____*self as* _____.

*Witness my hand and seal, at office in* _____, *this* _____ *day of* _____, *19*____.

_____
*Notary Public*

*Commission expires* _____

68825

# WARRANTY DEED

FROM
Alma J. Berry
Patricia W. Karnes

TO
John F. Taylor and wife,

Gayle C. Taylor

IDENTIFICATION REFERENCE

Dec 2 3 25 PM '86

FILED & RECORDED
DAVIDSON COUNTY, TN

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

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

RECEIVED OF _____

FOR _____ BOOK 7057 PAGE 65

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 610 . 0+ CAPT. | |
| | | | 175.00 PSTAX | |
| | | | .50 [illegible] | |
| | | | 0.00 [illegible] | |
| | | | STFEE 175.50 | |
| | | | 23328416/62/86 DAL .0 | |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

68825

IDENTIFI REFERENC

DEC 2 3 25 PM '86

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 18154