file box 8/jcb

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys**
**2210 Crestmoor Road, Nashville, Tennessee 37215-0157**

ADDRESS NEW OWNER:
M. Robert Perez
2601 Hillsboro Road, A-6
Nashville, TN 37212

MORTGAGEE:
Investors Federal Savings Bank
109 Walton Ferry Road
Hendersonville, TN 37075

MAP-PARCEL NUMBERS:
117-3-B-6 CO
7DA-80010

# WARRANTY DEED

BOOK 7092 PAGE 340

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Ann M. Underwood, now known as Ann M. Underwood McQueen, and husband, Mark McQueen hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto M. Robert Perez and wife, Geraldine Perez hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

A Certain Condominium Apartment in Davidson County, Tennessee, being Unit No. A-6 on the plan of Revised, The Villager Condominium Apartments of record in Book 5200, page 201, Register's Office for said County which plan and record thereof are incorporated herein and made a part hereof by reference.

BEING the same property conveyed to Ann M. Underwood, unmarried, by deed from Fred S. Overton, unmarried, of record in Book 6765, page 168, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 5434, page 665, Book 5434, page 708, and corrected Book 5487, page 967, said Register's Office.

79081

IDENTIFICATION REFERENCE

DEC 31 6 37 PM '86

REGISTER OF DEEDS
DAVIDSON COUNTY, TN

This is (an) improved property, known as 2601 Hillsboro Road, A-6, Nashville, TN 37212.

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, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 30th day of December, 1986.

Mark McQueen

Ann M. Underwood McQueen

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

On this 30th day of December, 1986, before me personally appeared Ann M. Underwood McQueen and Mark McQueen, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

NOTARY PUBLIC AT LARGE

My Commission Expires: Nov 1, 1987

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7092 PAGE 341

Before me, the undersigned, 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 the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 41,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 30th day of December, 1986.

My Commission Expires: Nov 1, 1987

_____
Notary Public

**WARRANTY DEED**

from:
Ann M. Underwood McQueen
and husband, Mark McQueen

to:
M. Robert Perez and wife, Geraldine Perez

**PERCY WILKINS, JR.**
and
**CHRISTY WILKINS IVEY**
**Attorneys at Law**
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

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

RECEIVED OF BOOK 7092 PAGE 342

FOR

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 114.80 CSTAX | |
| | | | .50 PRFE | |
| | | | 6.00 WDE P | |
| | | | CHECK | 121.30- |
| | | | 394611 12/31/86 CAL | .00 |

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

79081.

IDENTIF. REFERENCE

Dec 31 6 37 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 29611