BOOK 7128 PAGE 949

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
CYNTHIA A. KLEMM, SOLELY (NAME)	CITYFED MORTGAGE COMPANY (NAME)	108-8-D
1400 QUAIL RUN (UNIT 35) (STREET ADDRESS OR ROUTE NUMBER)	125 BELMONT DRIVE (STREET ADDRESS)	Par 351
NASHVILLE, TN 37214 (CITY) (STATE) (ZIP CODE)	SOMERSET, N.J. 08873 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

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 DOLLARS IS HEREBY ACKNOWLEDGED, I, SYLVIA B. BROOKS, A SINGLE PERSON,

HEREINAFTER CALLED THE GRANTOR

have bargained and sold, and by these presents do transfer and convey unto the said CYNTHIA A. KLEMM, SOLELY

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS: UNIT NO. 35, LOT NO. 61 IN A HORIZONTAL PROPERTY REGIME AS SHOWN ON THE CONDOMINIUM SITE PLAN, SECTION 3, PHASE V, QUAIL VALLEY AS OF RECORD IN PLAT BOOK 5200, PAGE 435, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO SYLVIA B. BROOKS, A SINGLE PERSON BY DEED FROM TENNREAL INC. AS OF RECORD IN BOOK 6029, PAGE 368, SAID REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO RESTRICTIONS OF RECORD IN BOOK 4500, PAGE 254 AND BOOK 5931, PAGE 506, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS MADE SUBJECT TO ALL PROVISIONS AND REQUIREMENTS OF THE TENNESSEE HORIZONTAL PROPERTY ACT AS SET OUT IN THE 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 5931, PAGE 508, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS OF RECORD.

unimproved ( )
This is improved (XX) property, known as 1400 QUAIL RUN (UNIT NO. 35) (House Number) (Street)
NASHVILLE, TENNESSEE 37214 (P. O. Address) (City or Town) (Zip Code)

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 and to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

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 30TH day of JANUARY, 19 87.

X Sylvia Brooks

SYLVIA B. BROOKS, A SINGLE PERSON

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 SYLVIA B. BROOKS, A SINGLE PERSON

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 30TH day of JANUARY, 19 87.

My commission expires 10-24-88 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged to be the and respectively of , the within named bargainor, a corporation, and that as such and executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as and attesting the same by the said as

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

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 53,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Cynthia A. Klemm

Sworn to and subscribed before me
this 30TH day of JANUARY, 19 87.

My commission expires 10-24-88 Notary Public

This instrument was prepared by:
WILLIAM G. TRABER, ATTORNEY 107 DONELSON PIKE NASHVILLE, TENNESSEE 37214C
Name Address

90967

IDENTIFICATION REFERENCE

FEB 5 2 11 PM '87
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM SYLVIA B. BROOKS,

A SINGLE PERSON

TO CYNTHIA A. KLEMM,

SOLELY

Tiror Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

MAIL TO:
W. G. TRABER
P.O. Box 140255
NASHVILLE, TENN. 37214

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

RECEIVED OF _____

FOR _____

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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

5350.. 0- CAMT.
149.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 156.30-
7305A02/05/07 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

90967.

IDENTIF. REFERENCE

FEB 5 2 11 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 42741