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

ADDRESS NEW OWNER:
Linda Knieps
2118 Fairfax Ave., Unit 1
Nashville, TN. 37212

MORTGAGEE:
Bailey Mortgage Company

200 S. Lamar
Jackson, Ms. 39215-1389

MAP-PARCEL NUMBERS:
MAP 104-11
PARCEL 110
24W 15286

WARRANTY DEED

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, Fairfax Square, a joint venture composed of Union Financial Corporation and Bryan Stanley hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Linda Knieps and Fred Knieps and Dorothy Knieps 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. 1 on the plan of Fairfax Square, of record in Book 6506, page 1, Register's Office for said County, which Master Deed and record thereof are incorporated herein and made a part hereof by reference.

Being a portion of the same property conveyed to Fairfax Square, a joint venture composed of Union Financial Corporation and Bryan Stanley by deed from Dora Deane Newman, unmarried of record in Book 6401, page 809, 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 6506, page 1, Book 6748, page 758, Book 6962, page 129, said Register's Office.

02668

IDENTIF. REFERENCE

MAR 11 9 59 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is (~~un~~)improved property, known as 2118 Fairfax Ave., Unit 1, 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 6th day of March, 1987.

Fairfax Square, a joint venture
BY: Union Financial Corporation
BY: [signature]

CHECK

STATE OF TENNESSEE
COUNTY OF Davidson

On this 6th day of March, 1987, before me personally appeared J. Jay Peeler III, 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 he executed the same as free act and deed.

NOTARY PUBLIC

451

My Commission Expires: 3-11-90

Virginia E. Fryer
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 7163 PAGE 783

Before me, the undersigned, of the State and County aforesaid, personally appeared J. Jay Peeler, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President (or other officer authorized to execute the instrument) of the Union Financial Corporati

, the within named bargainor, a corporation, and that he as such Executive Vice President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Executive Vice President. Witness my hand and official seal, at office in Nashville, Tennessee, this 6th day of March, 19 87.

Virginia E. Fryer
Notary Public

My Commission Expires: 3-11-90

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 52,000.00.

Affiant

Subscribed and sworn to before me, this the 6th day of March, 1987.

Notary Public

My Commission Expires: 10-24-88

WARRANTY DEED

from:
Fairfax Square

to:
Linda Knieps and Fred Knieps and
Dorothy Knieps

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 _____

FOR _____

BOOK 7163 PAGE 784

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

52000.00 CAMT.
145.60 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 152.10
0451A03/1 /87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02666

IDENTIFICATION REFERENCE

MAR 11 9 59 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 55603