File in Box # 4
#87-4-55

BOOK 7226 PAGE 96

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $58,500.00

J. Chester Resnick
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April, 1987.

Notary Public

MY COMMISSION EXPIRES: February 19, 1988

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Foley & Weiss, Attorneys, 1 Church St. Bldg. Suite 500, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. Chester Resnick (NAME)	Citizens & Southern Mortgage Com (NAME)	Map 142-9A
856 Todd Preis Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 656 (STREET ADDRESS)	Parcel 26
Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP)	Tucker, Georgia 30085-0656 (CITY) (STATE) (ZIP)	FB# 9D-71202

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, WE, Joseph M. Espy and , Brenda Espy Sweeney, both unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. Chester Resnick, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR 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 a part of the Plan of Doral Country Villa Condominiums, Section 2, as of record in Plat Book 4860, Page 122, Register's Office for said County, the part hereby described as follows:

Being Unit No. 33-A on said Plan and described by the Master Deed establishing a Horizontal Property Regime with respect to Doral Country Villa Condominiums, Section 1, as of record in Book 5011, Page 395, as amended in Book 5015, Page 251, and as made applicable to Section 2, in Book 5048, Page 715, Register's Office for Davidson County, Tennessee. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, co-owners and tenants of Doral Country Villa Condominiums, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 5011, Page 395, as amended in Book 5015, Page 251, and Book 5038, Page 715, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as thought copied herein.

BEING the same property conveyed to Joseph M. Espy and wife, Brenda Espy, by Deed from Deborah Gail Amos Burkhalter, of record in Book 5726, Page 868, and by Deed from Ronald Lee Amos, unmarried, and filed for record simultaneously herewith, Register's Office for Davidson County, Tennessee. Joseph M. Espy and Brenda Espy have since been divorced and Brenda Espy was restored to her maiden name of Sweeney.

Legal Cont'd on back:

This is ~~unimproved~~ improved property, known as 856 Todd Preis Drive, Nashville, Tennessee 37221
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 land to the said GRANTEES, their 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.

Witness their hand s this 30th day of April, 19 87

Joseph M. Espy

Brenda Espy Sweeney

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Peter Weiss, a Notary Public in and for said County and State, the within named Joseph M. Espy and , Brenda Espy Sweeney, both unmarried

the 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 30th day of April, 19 87.

Peter Weiss
Notary Public

Commission Expires February 19, 1988

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____
Notary Public

Commission Expires _____

WARRANTY DEED

FROM Joseph M. Espy and Brenda Espy Sweeney

TO J. Chester Resnick, unmarried

IDENTIFICATION REFERENCE 22499

MAY 5 2 04 PM '87

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

FOLEY & WEISS
ATTORNEYS AT LAW
SUITE 500
ONE CHURCH STREET BUILDING
NASHVILLE, TENNESSEE 37201

Legal Cont'd from Front:

This conveyance is subject to easements, restrictive covenants, conditions and regulations as established pursuant to the provisions of the Tennessee "Horizontal Propert Act" as the same is set out in Section 64-2701, et seq. of the Tennessee Code Annotated, as amended and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and sewer, water, electrical, telephone and other utility easements now or thereafter eatablished over, through or upon the land embrasing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertaking contained in Master Deed of record in Book 5011, Page 395, as amended in Book 5015, page 251, and made applicable to Section 2 in Book 5048, Page 751, said Register's Office, which are incorporated in this Deed by reference and made a part hereof the same as though copied herein; and taxes for the current year which have been prorated and assumed by the Grantees herein.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 7226 PAGE 98

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
			58500.00-	CAMT.
			163.80	CSTAX
			.50	PRFEE
			6.00	WDEED
				CHECK 170.30-
			3274A05/05/87	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

22499

IDENTIFI REFERENCE

MAY 5 2 04 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 77903