254875
BOX 35

BOOK 7301 PAGE 156

ROLLING MEADOWS TOWNHOMES
WARRANTY DEED

FROM: CORSON DEVELOPMENT, INC.

TO: EVELYN E. KEPHART

Box 33

THIS INSTRUMENT PREPARED BY:
A. Harrison Johnson, Jr.
Baker Worthington Crossley Stansberry & Woolf
Thirtieth Floor, L & C Tower
Nashville, Tennessee 37219

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Evelyn E. Kephart | Dominion Bancshares Mortgage Corporation | 33-4-A 24 |
| (NAME) | (NAME) | |
| 24 Rolling Meadows Drive | 11350 Random Hills Road | |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Goodlettsville, Tennessee 37072 | Fairfax, VA 22030 | |
| (CITY) (STATE) (P.O. ZIP) | (CITY) (STATE) (ZIP) | |

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $69,000.

Evelyn E Kephart
Affiant

Subscribed and sworn to before me, this the 13th day of July, 1987.

My commission expires: 5-8-91
(Affix seal) Notary Public

(FOR REGISTER'S USE)

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100 ($10.00) DOLLARS, and other good and valuable considerations, cash in hand paid by EVELYN E. KEPHART, [the "Grantee" herein], the receipt whereof is hereby acknowledged, the undersigned Grantor, CORSON DEVELOPMENT, INC., a Tennessee corporation, [the "Grantor" herein], has bargained and sold, and by these presents does transfer and convey unto the said Grantee, EVELYN E. KEPHART, her heirs and assigns, a certain interest in land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 24 as shown on the Plat of Rolling Meadows, Phase I, Section IIA, of record in Book 6250, Page 964, Register's Office for Davidson County, Tennessee, together with an undivided membership in Rolling Meadows Townhomes Association, all as described in Book 6593, Page 194, as amended in Book 6966, Page 497, said Register's Office.

Being the same property conveyed to Grantor of record in Book 6338, Page 431, said Register's Office.

The legal description and the state of title of the property have been furnished to the draftsman by the Grantor, by third parties or from the record. The draftsman assumes no liability as to the accuracy thereof.

As part of the consideration for this transfer, Grantee agrees to be bound by the terms, covenants, and restrictions set forth in the Declaration of Covenants, Conditions and Restrictions for Rolling Meadows Townhomes Association, of record in Book 6593, Page 194, and its attendant By-Laws, as amended in Book 6966, Page 497, in said Register's Office.

Further, this conveyance is given subject to:

1. 1987 taxes, which have been prorated and adjusted as of the date hereof.

2. The terms and conditions of the above Declaration and By-Laws, the above Plat, and any amendments thereto; easements and restrictions of record; and all matters of survey.

This is improved property, known as 24 Rolling Meadows Drive, Goodlettsville, Tennessee.

TO HAVE AND TO HOLD the said Unit and undivided interest with the appurtenances, estate, title and interest thereto belonging to the said EVELYN E. KEPHART, her heirs and assigns, forever.

And Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said Unit and undivided interest in fee simple; has a good right to convey it, and the same is unencumbered, except as herein set forth.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said Unit and undivided interest to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS the Grantor's signature this 17th day of July, 1987.

CORSON DEVELOPMENT, INC.

By: William D. Hagewood

William D. Hagewood, Secretary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, William D. Hagewood, Secretary of CORSON DEVELOPMENT, INC., (the "maker"), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Secretary of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and seal, at office in Nashville, Tennessee, this 17th day of July, 1987.

NOTARY PUBLIC

MY COMMISSION EXPIRES: May 8, 1991.

NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

IDENTIFICATION REFERENCE

47343

JUL 20 1 03 PM '87

DAVIDSON COUNTY

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

RECEIVED OF _____

FOR _____

BOOK 7301 PAGE 158

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 6900 .00- CAMT. | |
| | | | 193.20 CSTAX | |
| | | | .50 PRFEE | |
| | | | 6.00 MDEED | |
| | | | CHECK 199.70- | |
| 1713A07720707 | | | BAL .00 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4.7.3 4.3.

IDENTIFI REFERENCE

JUL 20 1 09 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.105849