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49472

IDENTIFICATION REFERENCE

Jul 27 10 12 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ Williamson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 115,000.00

Bettye D. Daugherty
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF July, 19 87.

Notary Public

MY COMMISSION EXPIRES: 5/13/89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bettye D. Daugherty (NAME)	SAME (NAME)	104-10-C
332 Elmington Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PAR. 12 CO
Nashville, TN. 37205 (CITY) (STATE) (P O ZIP)	(CITY) (STATE) (ZIP)	07DA 71598

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, Marie A. Bernard and Phyllis E. Bernard being the only heirs-at-law of Gladys M. Williams.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bettye D. Daugherty, an unmarried person

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:

A certain Condominium unit in Davidson County, Tennessee, described as follows: Unit No. F-12, in a Horizontal Property Regime as shown on the condominium site plan of Elmington Condominiums, as of record in Book 4300, Page 16, as revised in Book 4300, Page 200 and Book 4660, Page 60, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Gladys M. Williams, unmarried by deed from Geoffrey C. Mitchell and wife, Kathryn Behm Mitchell of record in Book 5113, Page 729, and Instrument of Correction of record in Book 5202, Page 488, Register's Office, Davidson County, Tennessee. The said Gladys M. Williams is now deceased and property is vested in Marie A. Bernard and Phyllis E. Bernard as evidenced by Order No. 79219 of record in Minute Book 310, Page 761, in the Probate Court of Davidson County, Tennessee.

THIS property is commonly known as: 332 Elmington Avenue, Nashville, TN. 37205.

Margaret J. Heath executed this instrument on behalf of Marie A. Bernard and Phyllis E. Bernard pursuant to a Power of Attorney which is being placed of record currently herewith.

The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and

This is (unimproved) (XX) property, known as 332 Elmington Avenue, Nashville, TN. 37205
(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 our hand s this 23rd day of July, 19 87

Marie A Bernard
Marie A. Bernard

By: Margaret J. Heath Her Attorney-in-Fact
Margaret J. Heath, Her Attorney-in-Fact

Phyllis E. Bernard
Phyllis E. Bernard

By: Margaret J. Heath Her Attorney-in-Fact
Margaret J. Heath, Her Attorney-in-Fact

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STATE OF TENNESSEE }
Davidson County
Williamson

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor___, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19__.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE }
Williamson COUNTY }

(AFFIX SEAL)

Personally appeared before me, Margaret J. Heath, Attorney-in-Fact for Marie A. Bernard and Phyllis E. Bernard
(Name of officer) (Offical capacity of officer)

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, and who further acknowledged that S he is the Attorney-in-Fact
("attorney-in-fact" or "president" or "general partner")
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, at office, this 23rd day of July 19 87.

My Commission Expires 5/13/89

Patricia E. Clark
Notary Public

(AFFIX SEAL)

WARRANTY DEED

FROM
Marie A. Bernard

Phyllis E. Bernard

TO
Bettye D. Daugherty

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

CONTINUATION OF LEGAL DESCRIPTION

all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Elmington Condominiums, as of record in Book 4300, Page 16, as revised in Book 4300, Page 200 and Book 4660, Page 60, said Register's Office.

THIS conveyance is made subject to all provisions and requirements of the Tennessee Horizontal Property Act as set out in Sec. 66-27-101 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 4486, Page 547, Instrument of Correction in Book 4673, Page 102, as amended in Book 4963, Page 265 and amendments to the By-Laws in Book 4963, Page 263; Book 5362, Page 258 and Book 5516, Page 302, said Register's Office.

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
			1150[illegible].00- CA 11.	
			32[illegible].00 C TAX	
			.50 PRFE	
			6.00 MOL T	
			CHECK 3[illegible].50-	
			416/A07/27/87 RAL .01	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

49472

IDENTIFICATION REFERENCE

JUL 27 10 12 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 108265