file box 8/jcb

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

| ADDRESS NEW OWNER: | MORTGAGEE: | MAP-PARCEL NUMBERS: |
|---|---|---|
| Mark Wright | Sovran Bank/Central South | 104-11-K6 CO |
| 2118 Fairfax Avenue, #8 | P.O. Box 121999 | 24W-15291 |
| Nashville, TN 37212 | Nashville, TN 37212-1999 | |

**WARRANTY DEED** BOOK 7405 PAGE 126

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,

Lynn L. Collins, unmarried

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Mark Wright

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. 8 on the plan of Fairfax Square, a Condominium Regime established by Exhibit "C" of the Master Deed of record in Book 6506, page 1, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

BEING the same property conveyed to Lynn L. Collins, unmarried, by deed from Timothy J. Ferguson, unmarried, of record in Book 7239, page 799, 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, and Book 6962, page 129, said Register's Office.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid principal balance of a note secured by a first mortgage deed of trust to Commerce Union Bank, of record in Book 6828, page 770, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantee.

This is (~~an~~) improved property, known as 2118 Fairfax Avenue, #8, 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 16th day of November, 19 87.

Lynn L. Collins

Lynn L. Collins

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

On this 16th day of November, 19 87, before me personally appeared ~~Lynn L.~~ Collins, unmarried, 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 her free act and deed.

NOTARY PUBLIC AT LARGE

My Commission Expires: Oct 9, 1991

Notary Public

**STATE OF TENNESSEE**
**COUNTY OF** _____

BOOK 7405 PAGE 127

Before me, the undersigned, of 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 ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires: _____

_____
Notary Public

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 71,999.44.

_____
Affiant

Subscribed and sworn to before me, this the 16th day of November, 1987.

My Commission Expires: Oct 9, 1991

_____
Notary Public

NOTARY PUBLIC AT LARGE

**WARRANTY DEED**

from:
nn L. Collins, unmarried

to:
rk Wright

**PERCY WILKINS, JR.**
and
**CHRISTY WILKINS IVEY**
**Attorneys at Law**
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

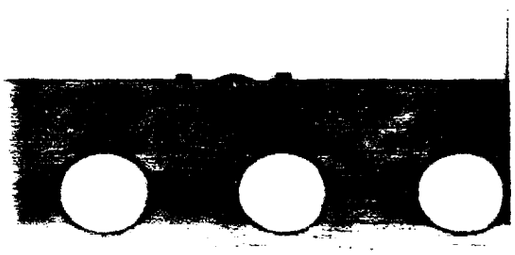
IDENTIFICATION REFERENCE

TN-27148

FILED & RECORDED
DAVIDSON COUNTY, TN

NOV 17 12 42 PM '87

0 9 1 3 8



**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 7405 PAGE 128

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TAX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TAX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|

71999.44- CAMT.
201.60 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 208.10-
3367A11/17/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8:31:60

IDENTIFICATION REFERENCE

Nov 17 12 41 PM '87

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

**No.** 36539