File 1

BOOK 7527 PAGE 225 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 56,000.00

X Kathy E. VanSant
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF April, 19 88

Lou Stephens
Notary Public

MY COMMISSION EXPIRES: October 9, 1991
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co.,, 2711 Murfreesboro Rd., Suite 105, Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Mortgagee: and Send Tax Bill To:	MAP-PARCEL NUMBERS
Kathy E. VanSant (NAME)	National Mortgage Company (NAME)	135-08-0-A
689 Longhunter Court (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	689.00
Nashville, TN 37217 (CITY) (STATE) (P. O. ZIP)	Memphis, TN 38118 (CITY) (STATE) (ZIP)	

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, John David Charles and wife, Gabrina W. Charles

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kathy E. VanSant, 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:

Being Unit No. 689 of Nashboro Village Nineteen Condominium, a condominium or horizontal property regime established by Master Deed of record in Book 5333, Page 957, Register's Office for Davidson County, Tennessee, and shown on a Plan of record in Book 5200, Page 80, said Register's Office.

Together with each and all of the rights, privileges, and appurtenances thereunto belonging, as set forth in the said Master Deed (and By-laws with form a part thereof) including, without limitation, such Units undivided percentage in the land and common elements, and its interest in any appurtenant limited common elements.

Being the same property conveyed to John David Charles by deed from Robert W. Meister et ux Elizabeth T. Meister, of record in Book 6898, Page 973, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

Gabrina W. Charles joins in this conveyance for the sole purpose of conveying any marital rights she may have.

8732 04/27 0101 03CHECK 163.30

This is (X) unimproved ( ) improved property, known as 689 Longhunter Court, Nashville, TN 37217
(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 seised 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 whatsoever. 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 my hand this 25th day of April, 19 88

John David Charles

Gabrina W. Charles

STATE OF TENNESSEE
Davidson County

BOOK 7527 PAGE 226

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John David Charles and wife, Gabrina W. Charles

the bargainors, 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 Antioch, Tennessee, this 25th day of April, 19 88.

Yvi Stephens
Notary Public

Commission Expires October 9, 1991

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
John David Charles

TO
Kathy E. VanSant, unmarried

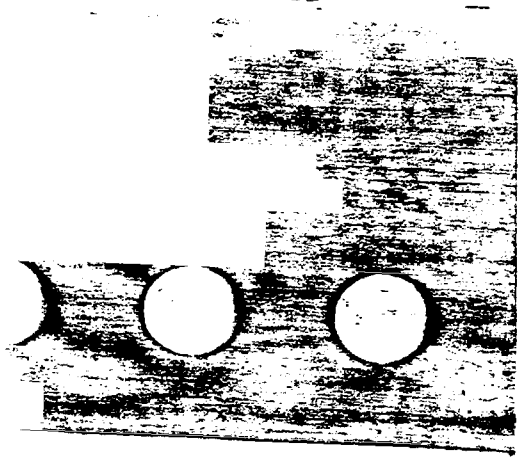
Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697

24910

IDENTIFICATION REFERENCE

APR 27 11 11 AM '88

FELIX Z. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

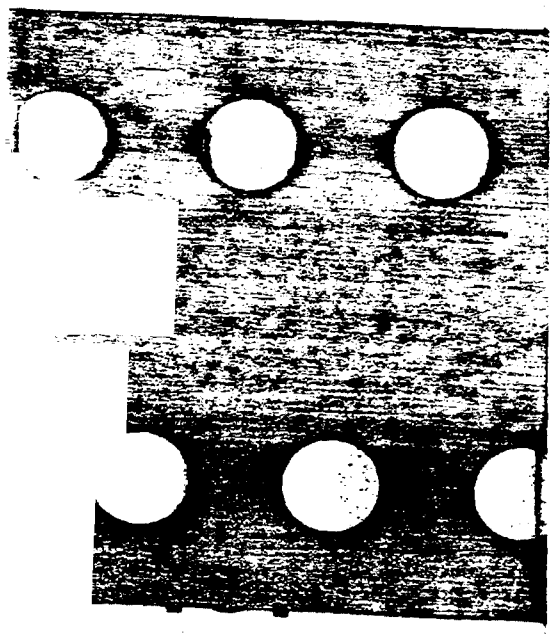
BOOK 7527 PAGE 227

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

CAMT 56000.00
CON TX 156.80
PRFEE 0.50
WDEED 6.00
TOTAL 163.30
CHECK 163.30

04/27/88 01 11:12 0001 8732



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

24910

IDENTIFICATION REFERENCE

APR 27 11 11 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 84812