6805

File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee

BOOK 7543 PAGE 494

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MICHAEL MORRIS WERTHAN	NEW OWNER	Map 131-3-C
(NAME)	(NAME)	
Unit 167 Belmont Park Terrace		Parcel 167
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37215		F.B.#16DA39563
(CITY) (STATE) (P. O. ZIP)	(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, EMILY FRAZER WALLIN, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL MORRIS WERTHAN, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Unit No. 167 on the Plan of Section Five Arden Place, as of record in Plat Book 4955, page 41, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Eugene Brayton Wallin and wife, Emily Frazer Wallin by deed from Sheridan Construction Company, a Tennessee Corporation of record in Book 5152, page 47, said Register's Office, the said Eugene Brayton Wallin having since died.

This conveyance is subject to: 1988 taxes, which have been prorated and assumed by the Grantees herein; (2) Declaration of Covenants, Conditions and Restrictions in Book 4754, page 455, Book 4819, page 564, Book 4916, page 277, Book 5019, page 942, Book 5091, page 66, Book 5129, page 120, Book 5163, page 384, Book 5231, page 375, Book 5351, page 592 and Book 5514, page 636; (3) Dedication of Common Area in Book 5091, page 725, corrected in Book 5094, page 501; (4) Charter of Incorporation in Book 4749, page 634; (5) All matters appearing on the plan of record in Plat Book 4955, page 41, said Register's Office; and (6) Restrictions in Book 4628, page 473, said Register's Office.

30271

IDENTIFICATION REFERENCE

MAY 13 10 30 AM '88

FELIX Z WILSON, REGISTER
DAVIDSON COUNTY, TN

5803 05/13 1101 03D CHECK 325.50

unimproved ( )
This is improved (XX) property, known as Unit 167 Belmont Park Terrace, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 4th day of May, 1988

Emily Frazer Wallin by Emily Frazer Wallin

EMILY FRAZER WALLIN
By: Milbrey Wallin McLaughlin,
Attorney-in-Fact for Emily Frazer Wallin
by Power of Attorney recorded simultaneously herewith

STATE OF TENNESSEE
COUNTY OF _____

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

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand at office, this _____ day of _____, 19 _____.

My commission expires _____ Notary Public _____

STATE OF _____
COUNTY OF _____

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

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ 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 _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF CALIFORNIA
COUNTY OF Santa Clara

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MILBREY WALLIN MCLAUGHLIN, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact of the maker and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 4 day of May, 1988.

My commission expires: June 15, 1991

Dolores Allen
Notary Public

OFFICIAL SEAL
DOLORES ALLEN
Notary Public-California
SANTA CLARA COUNTY
My Comm. Exp. June 15, 1991

STATE OF TENNESSEE
COUNTY OF Williamson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF May, 1988

MY COMMISSION EXPIRES: 1/10/89
(AFFIX SEAL)

Notary Public

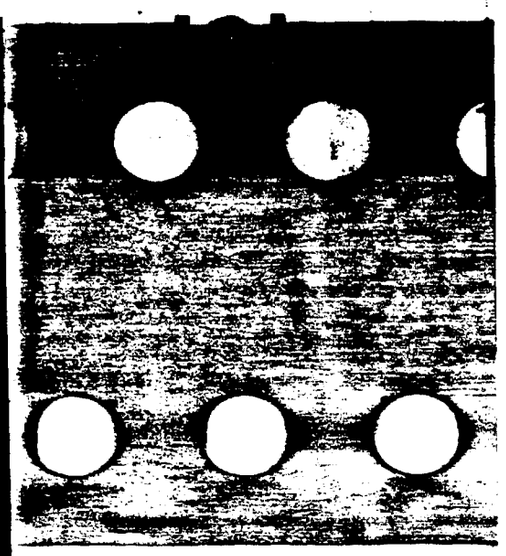
WARRANTY DEED

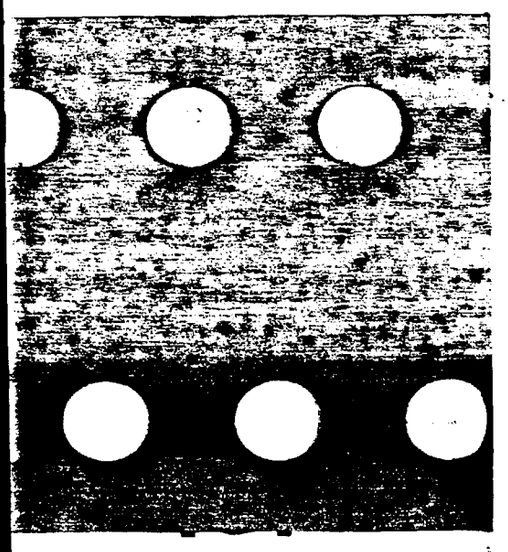
FROM EMILY FRAZER WALLIN, unmarried

TO MICHAEL MORRIS WERTHAN, unmarried

1

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7543 PAGE 496

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

DRAFT

	115'00.00
[illegible] TX	322.50
PRFEE	0.50
MISC	5.00
TOTAL	328.50
CHECK	328.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK [illegible]

30271

IDENTIFICATION REFERENCE

MAY 13 10 30 AM '88

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 91019