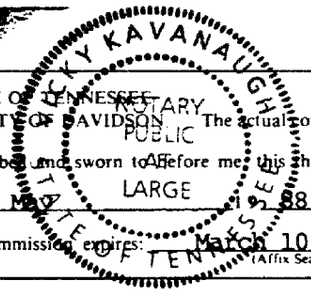
Box 30

BOOK 7565 PAGE 536



STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 71,500.00

Subscribed and sworn to before me, this the 25 day of May, 1988

Affiant Juanita G. Kersey

Notary Public

My commission expires: March 10, 1991 (Affix Seal)

My Commission Expires March 10, 1991

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY		
SOUTHEAST TITLE of Tennessee, Inc.		8B12299
Suite 100, Bristol Building, 7003 Chadwick Drive, Brentwood, TN 37027		
ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	
Juanita G. Kersey	Germantown Trust Savings Bank	
A-1, Royal Street (STREET ADDRESS)	7770 Poplar Avenue (STREET ADDRESS)	
Madison, TN 37115 (CITY / STATE / ZIP)	Memphis, TN 38138 (CITY / STATE / ZIP)	
MAP & PARCEL NO 51-10/31 31-38		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, C & T Development Co., Inc.

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Juanita G. Kersey and Guadalupe Gutierrez, both unmarried

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Being Unit Number 1 of Oakland Trace Condominiums, Phase III, a horizontal property regime established by Master Deed of record in Book 7506 at page 623, the Plat of which is of record in Plat Book 6900 at page 454, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all of the property conveyed to C & T Development Co., Inc. by Quitclaim of record in Book 7372 page 221, Register's office for said County.

This conveyance is subject to taxes for the year 1988 and subsequent years, easements and restrictive covenants of record.

37467

IDENTIFICATION REFERENCE

JUN 7 3 01 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

THIS IS _____ IMPROVED PROPERTY KNOWN AS A-1, Royal Street, Madison, TN 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 singlular 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 25 day of May, 19 88

C & T Development Co., Inc.
by Michael Kuhl

State of Tennessee
County of _____

BOOK 7565 PAGE 537

On this_____day of_____, 19_____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be_____free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

_____
Notary Public

State of Tennessee
County of _____

On this_____day of_____, 19_____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be_____free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

_____
Notary Public

WARRANTY DEED

2456 06/07 0101 03CHECK 206.70

SOUTHEAST TITLE
OF TENNESSEE, INC.

SUITE 100
BRISTOL BUILDING
7003 CHADWICK DRIVE
BRENTWOOD, TN 37027

State of Tennessee
County of Williamson

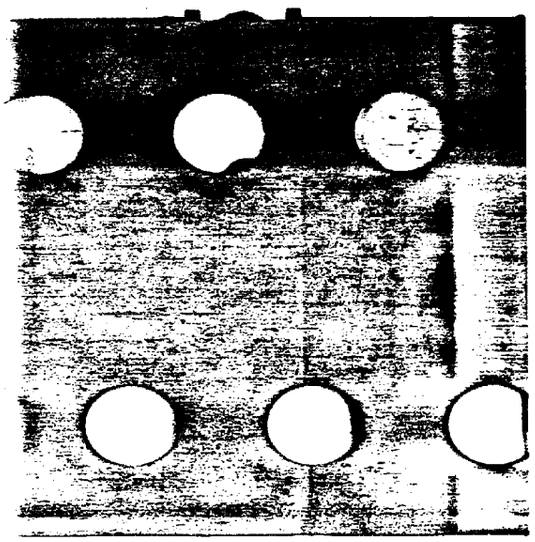
Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Michael Knight, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Vice President 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.

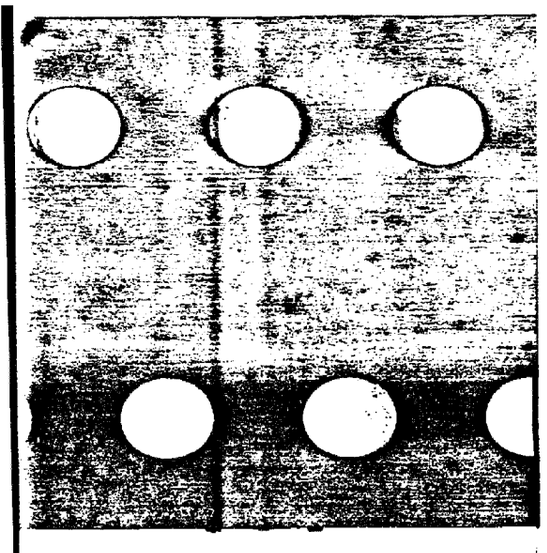
Witness my hand and official seal on May 25, 1988

My Commission Expires:
March 19, 1991

VICKY KAVANAUGH NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public: Vicky Kavanaugh





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7565 PAGE 538

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 71500.00
~~CON TX 200.20~~
~~PRFEE 0.50~~
WDEED 6.00
TOTAL 206.70
CHECK 206.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37467

IDENTIFICATION REFERENCE

JUN 7 3 01 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

06/07/88 01 15:01 0001 2456

No. 99330