Mail

BOOK 7601 PAGE 473

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
307 City Hall Mall
Franklin, TN 37064

Map and Parcel No. 142-4A-186

7881 07/18 0101 03CHECK 209.45

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
Heritage Federal Savings and Loan Association 123 Fifth Avenue North Franklin, Tennessee 37064	Donna S. Ball 214 Old Hickory Blvd. Unit 186 Nashville, Tennessee 37221	Heritage Federal Savings and Loan Association 123 Fifth Avenue North Franklin, Tennessee 37064

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, a part of the consideration being the assumption by Grantee of that certain promissory note in favor of Heritage Federal Savings and Loan Association, more fully described in deed of trust of record in Book 7395, page 635, Register's Office of Davidson County, Tennessee, which indebtedness the Grantee herein assumes and agrees to pay as part payment of the purchase price, I, JOHN C. WILSON, unmarried, have bargained and sold and by these presents do transfer and convey unto DONNA S. BALL, her heirs and assigns forever, the following described property, to wit:

A certain condominium apartment in Davidson County, Tennessee, described as follows, to-wit:

Being Unit No. 186 in a Horizontal Property Regime, located on the Plat of Belle Forest, of record in Book 5200, page 167, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to John C. Wilson, unmarried, by deed from Guy W. Bigham, Jr. and wife, Betty J. Bigham, of record in Book 7395, page 632, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantee, her heirs and assigns forever.

AND GRANTOR DOES COVENANT with the said Grantee, her heirs and assigns, that he is lawfully seized and possessed of said property, that he has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 1988 Davidson County property taxes are a lien, but are not yet due and payable.

2. Deed of Trust executed by John C. Wilson, unmarried, to Citizens Financial Corporation, Trustee, in favor of Heritage Federal Savings and Loan Association, dated October 30, 1987, recorded November 4, 1987 at 12:29 p.m., of record in Book 7395, page 635, Register's Office of Davidson County, Tennessee, to secure payment of a promissory note in the principal sum of $54,000.00, payable as therein specified, together with any terms, conditions, limitations or restrictions recited therein.

3. All matters as shown on the Plan of Belle Forest, of record in Plat Book 5200, page 167, Register's Office of Davidson County, Tennessee.

4. This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws and Charter for the administration thereof; and is subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including, without limitations, all conditions, covenants, restrictions and options, burdens, assessments and other undertakings contained in the Master Deed and By-Laws of record in Book 5438, page 699 and amended in Book 6082, page 866, Register's Office of Davidson County, Tennessee.

5. Easement Agreement between Belle Forest and American Buildings Company, of record in Book 5074, page 945, Register's Office for Davidson County, Tennessee.

AND GRANTOR DOES FURTHER COVENANT and bind himself, his heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this the 8th day of July, 1988.

49958
IDENTIFICATION
JUL 18 11 22 AM '88
FELIX Z WILSON ET REGISTER
DAVIDSON COUNTY, TN

John C. Wilson
JOHN C. WILSON

By: Dan E. Minor
Dan E. Minor,
Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 8th day of July, 1988, before me personally appeared DAN E. MINOR, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of JOHN C. WILSON and who acknowledged that he executed the same as the free act and deed of said JOHN C. WILSON.

WITNESS my hand and official seal at Franklin, Tennessee, this 8th day of July, 1988.

Carol L. McArthur
Notary Public

My Commission Expires:
July 23, 1988

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of $61,500.00.

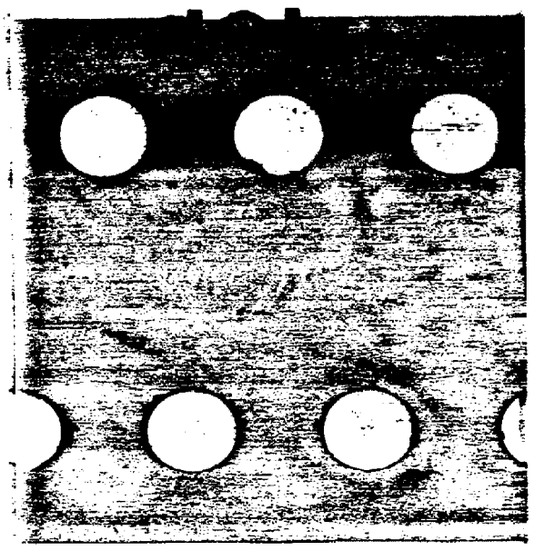
NOTARY PUBLIC

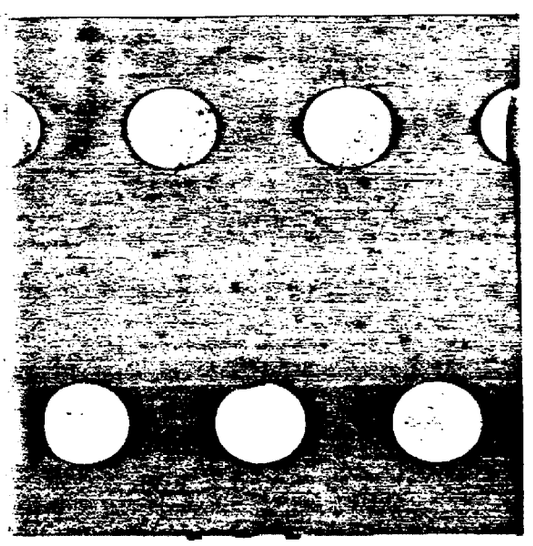
Donna S. Ball
Affiant

Sworn to and subscribed before me on this the 8th day of July, 1988.

Carol L. McArthur
Notary Public

My Commission Expires:
July 23, 1988





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

RECEIVED OF _____

FOR _____

BOOK 7601 PAGE 475

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 61500.00
				CON TX 202.95
				PRFEE 0.50
				WDEED 6.00
				TOTAL 209.45
				CHECK 209.45
07/18/88	01			11:23 0001 7881

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

49958

IDENTIFI REFERENCE

JUL 18 11 22 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 113698