VIII-E/SA 11 JRR/aw

This instrument prepared by: JOHN R. REYNOLDS (#2522)
Attorney at Law
216 Third Avenue, North
P. O. Box 2512
Nashville TN 37219-0512

14

0369 07/22 0101 03CHECK 258.62

WARRANTY DEED BOOK 7607 PAGE 916

Address New Owner(s) as follows: FRANCES B. MAINES, Unit No. 16, 816 Lewis Court, Madison, Tennessee 37115

Name and Address of the person or entity responsible for payment of real property taxes: - SAME -

Map and Parcel No. Field Book No. Map No. 51-10, Par. No. Pt. No. 78 .

For and in consideration of the sum of SEVENTY SIX THOUSAND THREE HUNDRED SIXTY ($76,360.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, C & T DEVELOPMENT CO., INC., a Tennessee corporation, hereinafter referred to as the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto FRANCES B. MAINES, unmarried, hereinafter referred to as Grantee, her heirs and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee, and being more particularly described as follows, to wit:

> Being Unit No. 16, known as 816 Lewis Court, Madison, Davidson County, Tennessee, 37115, and a part of Oakland Trace Condominiums - Phase III, created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by Master Deed of record in Book 7506, page 623, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plat of Oakland Trace - Phase III as shown of record in Book 7506, page 640, said Register's Office, for a more complete and accurate description of said Unit.
>
> Being a part of the same property conveyed to C & T Development Co., Inc., a Tennessee corporation, by Deed from Oakland Commons, a Tennessee Partnership, as shown of record in Book 7372, page 221, Register's Office for Davidson County, Tennessee.
>
> This is improved property, known as 816 Lewis Court, Madison, Davidson County, Tennessee 37115.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said FRANCES B. MAINES, Grantee, her heirs and assigns, forever; and Grantor does covenant with the said Grantee that it 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 does further covenant and bind itself/its, successors, representatives and assigns, to warrant and forever defend the title to said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

The parties represent and warrant that the above described property does not constitute homestead, their homestead being located elsewhere.

IN WITNESS WHEREOF, the Grantor has duly executed this Warranty Deed on the 22nd day of July 1988.

52157

FILED 22 4 16 PM '88

C & T DEVELOPMENT CO., INC.,
a Tennessee corporation

By Michael Knight
Vice Pres - (Title)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared MICHAEL KNIGHT, 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 VICE PRESIDENT of C & T DEVELOPMENT CO., INC, a corporation, and that he as such VICE PRESIDENT of the maker or a constituent of the maker, 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 at office at Nashville, Tennessee, on this the 22 day of July 1988.

M. Kelley Fish, Jr. Notary Public

My commission expires My Commission Expires Jan. 10, 1989

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $76,360.00.

Frances B Maines Affiant

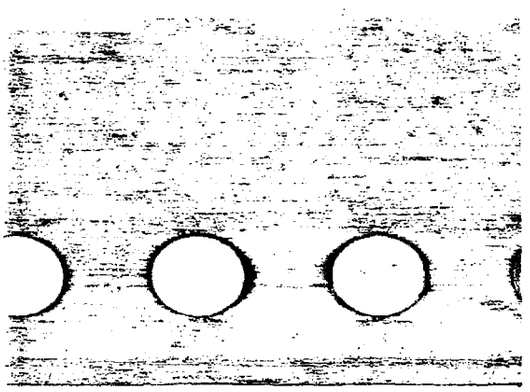
Subscribed and sworn to before me this 22 day of July 1988.

M. Kelley Fish, Jr. Notary Public

My commission expires: My Commission Expires Jan. 10, 1989

OFFICIAL RECEIPT

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



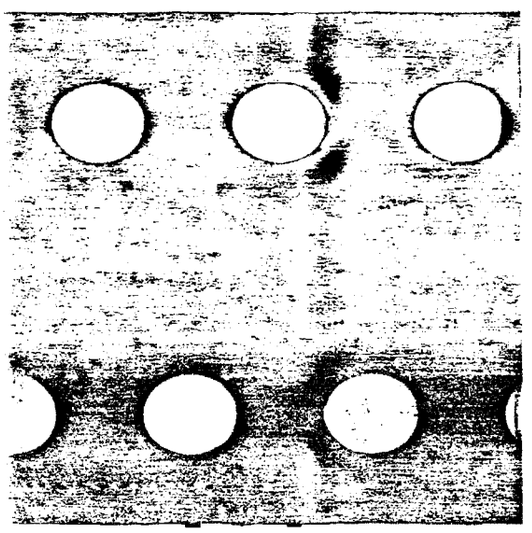
RECEIVED OF _____

FOR _____

BOOK 7607 PAGE 918

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 76360.00
CON TX 252.12
PRFEE 0.50
WDEED 6.00
MTA 258.62
CHECK 258.62

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/22/98 01 16:18 0001 0369

52157

Jul 22 4 16 PM '98

No. 116141