Mail

THIS INSTRUMENT PREPARED BY:
WILLIAMS & SMITH, ATTORNEYS
Post Office Box 3079
Nashville, Tennessee 37219-0079

WARRANTY DEED

ADDRESS NEW OWNER(S):	PARTY RESPONSIBLE FOR TAXES:	MAP & PARCEL #
James R. Watts and wife, Thelma J. Watts 101 Ellington Place Madison, TN 37115	CityFed Savings Bank c/o Kissell Servicing Center ATTN: Customer Relations 30 Warder Street Springfield, Ohio 45501	Map # 51-10-B Parcel # 42

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, ANTHONY L. MCCABE and wife, MILDRED E. MCCABE, do hereby transfer and convey unto JAMES R. WATTS and wife, THELMA J. WATTS, a certain condominium apartment located in Davidson County, Tennessee, described as follows:

1777 09:29 0101 03CHECK 234.20

Unit No. 101, in a Horizontal Property Regime, which is located on the Plan of Ellington Place Condominiums, a unit plat of which is shown as Exhibit "C", of the Master Deed of record in Book 6984, Page 84, Register's Office for said County, to which reference is here made for a more particular description, and being part of the land shown on the subdivision plat of Ellington Place Condominiums, of record in Book 6250, Page 829, Register's Office of Davidson County, Tennessee.

THERE is conveyed with the above described condominium unit an undivided interest in and to the general and/or restricted common areas and facilities of Ellington Place Condominiums as said areas are set forth and defined in the Master Deed and By-Laws of record in Book 6984, Page 84, Register's Office for said County.

BEING the same property conveyed to Anthony L. McCabe and wife, Mildred E. McCabe by deed from Brandon Properties, Inc., a Tennessee Corporation as of record in Book 7044, Page 784, Register's Office for Davidson County, Tennessee.

This is improved real property known as 101 Ellington Place, Madison, Tennessee 37115.

TO HAVE AND TO HOLD said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said JAMES R. WATTS and wife, THELMA J. WATTS their heirs, successors and assigns forever.

The undersigned covenants with the said JAMES R. WATTS and wife, THELMA J. WATTS that they are lawfully seized and possessed of said real property in fee simple; have the good right to convey it and the same is unencumbered, except for:

1. Real property taxes for 1988 which are assumed by the Grantees.

2. Matters set forth on the Plan of Ellington Place Condominiums, as of record in Plat Book 6250,

Pages 829, Register's Office for Davidson County, Tennessee.

3. Grantors shall retain possession of the herein described property until October 15, 1988.

4. Deed of Trust executed by Anthony L. McCabe and wife, Mildred E. McCabe to Stephen R. Joselyn, Trustee of record in Book 7044, Page 787 which Grantees agree to assume and hold Grantors harmless from.

5. Master Deed and By-Laws of record in Book 6984, Page 84, said Register's Office.

6. Easement for right of way of record in Book 6772, Page 477, said Register's Office.

7. Storm Water Detention Agreement of record in Book 6700, Page 315, said Register's Office.

Except as stated above, the undersigned do further covenant and bind themselves, and their heirs, successors and assigns to warrant and forever defend the title to said land to the said JAMES R. WATTS and wife, THELMA J. WATTS their heirs, successors and assigns, against the lawful claims of all other persons or entities whomsoever.

IN WITNESS WHEREOF, the undersigned have executed this 27 day of September, 1988.

7.14 81

SEP 28 12 24 PM '88

Anthony L. McCabe
ANTHONY L. MCCABE

Mildred E. McCabe
MILDRED E. MCCABE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Elizabeth Barnard, a Notary Public in and for said State and County, the within named ANTHONY L. MCCABE and MILDRED E. MCCABE, 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 Nashville, Tennessee this 27th day of September, 1988.

Elizabeth Barnard
NOTARY PUBLIC

My Commission Expires: 3/11/90

AFFIDAVIT OF VALUE

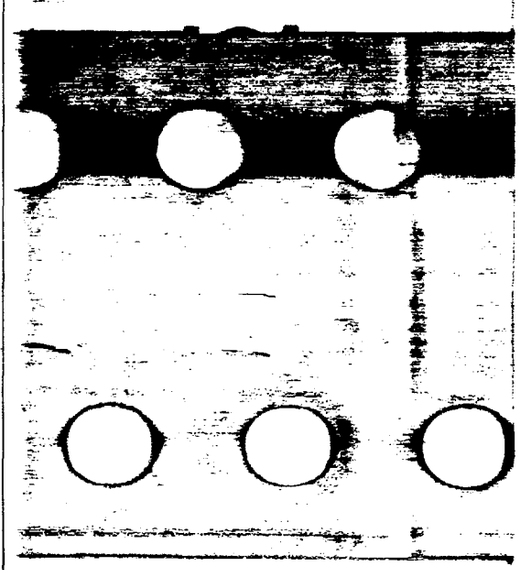
The actual consideration or value for this transfer, whichever is greater, is $69,000.00.

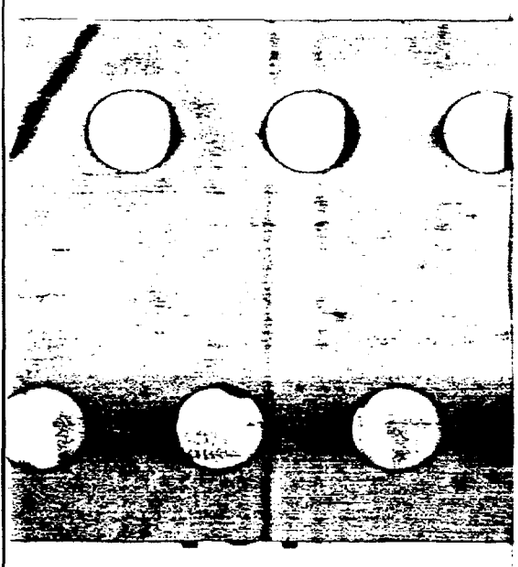
James R. Watts
AFFIANT

Sworn to and subscribed before me this 27th day of September, 1988.

Elizabeth Barnard
NOTARY PUBLIC

My Commission Expires: 3/11/90





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7663 PAGE 464

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 69000.00
CON TX 227.70
PRFEE 0.50
WDEED 6.00
TOTAL 234.20
CHECK 234.20

09/28/88 01 12:24 0001 1577

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.14811

SEP 28 12 24 PM '88

No.138532