FILE 30A

FORM No. WD-1

THIS INSTRUMENT PREPARED BY INFORMATION FURNISHED BY THE PARTIES.

STATE OF TENNESSEE BOOK 7695 PAGE 898
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,984.09

Affiant

STEVEN G. WATERS NOTARY AT LARGE STATE OF TENNESSEE

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF October 19 88

Notary Public

MY COMMISSION EXPIRES:
My Commission Expires Jan. 10, 1989 (AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
STEVEN G. WATERS – 3401 WEST END AVE. SUITE 545 – NASHVILLE, TN. 37203

| NAME / ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Ralph T. Flynn (NAME) | SouthTrust Mortgage Corporation (NAME) | 142-5-D-23 |
| 925 Todd Preis Drive (STREET ADDRESS OR ROUTE NUMBER) | P. O. Box 7344-A (STREET ADDRESS) | |
| Nashville, TN 37221 (CITY) (STATE) (P.O. ZIP) | Birmingham, Alabama 35253 (CITY) (STATE) (ZIP) | |

FOR AND 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, WE, Sharon E. Stewart and husband, David R. Stewart

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ralph T. Flynn and wife, Susan S. Flynn

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT.

A certain Condominium Apartment being Unit No. 403, Building No. D, and Carport No. D-403-C, on the Plan of River Plantation Condominium Apartments, Phase One, Section 4, of record in Book 4860, pages 107, 108 and 109, Register's Office for said County, to which plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to Sharon E. Stewart by deed from C. Ray Crouch and wife, Carolyn S. Crouch of record in Book 6987, page 931, Register's Office, Davidson County, Tennessee.

This conveyance is made subject to all provisions and requirements of the Tennessee Horizontal Property Act as set out in Sec. 64-2701 et seq. of the Tennessee Code Annotated and the By-Laws of the administration thereof; all restrictions, easements, etc., rights and interest in favor of other unit owners; options, burdens, assessments and undertakings etc. contained in the Master Deed of record in Book 4892, page 440, Book 4892, page 456 and Book 4956, page 756, said Register's Office.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a first mortgage deed of trust to SouthTrust Mortgage Corporation of record in Book 6987, page 934, Register's Office for Davidson County, Tennessee and also that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said grantees.

David R. Stewart herein joins to convey any and all right and interest he may have; especially his marital rights.

unimproved ( ) property, known as 925 Todd Preis Drive, Nashville, TN 37221
This is improved ( x ) (House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness ~~my~~ our hand s this 24th day of October, 19 88

Sharon E. Stewart

David R. Stewart

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sharon E. Stewart and husband, David R. Stewart

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 24th day of October 19 88

Commission expires

Notary Public

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Jan. 10, 1989

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the and respectively of the the within named bargainor, and corporation, and that (he) as such (they) and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such, and attesting the same by the said as such

Witness my hand and official seal at office at this the day of 19

My commission expires

Notary Public

4313 11/03 0101 03CHECK 323.30

WARRANTY DEED

FROM
Sharon E. Stewart and husband,

David R. Stewart

TO
Ralph T. Flynn and wife, Susan S.

Flynn

RETURN TO:

Hallmark Title Company
3401 West End Ave. Suite 545
Nashville, Tn. 37203

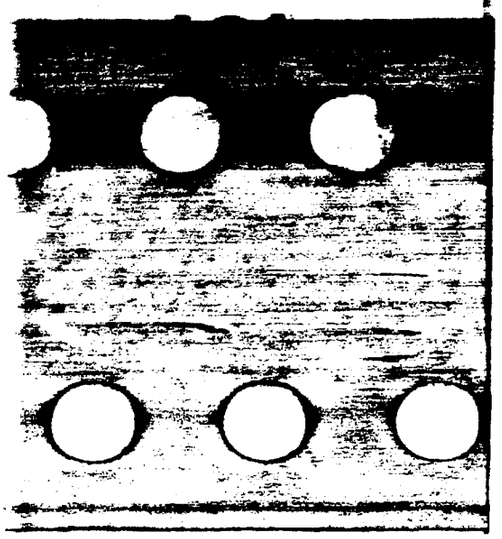
STEVEN G. WATERS
Attorney at Law

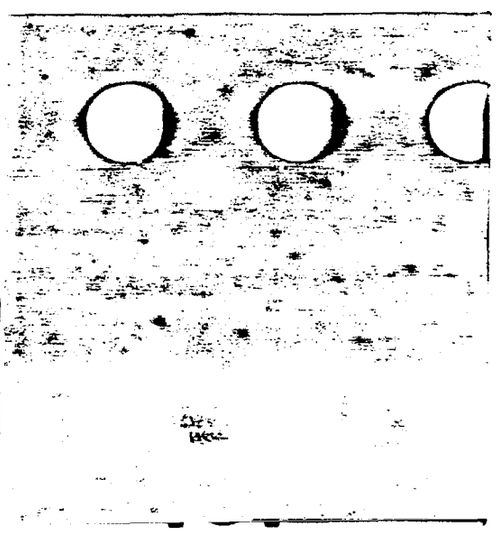
82609

IDENTIFICATION REFERENCE

Nov 3 2 25 PM '88

FELIX Z WILSON CC REGISTER
DAVIDSON COUNTY, TN





**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____ BOOK 7695 PAGE 900

| | | |
|---|---|---|
| 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 | 95984.09 |
| CON TX | 316.80 |
| PRFEE | 0.50 |
| MDEED | 6.00 |
| TOTAL | 323.30 |
| CHECK | 323.30 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/03/88 01 14:28 0001 4313

82609

IDENTIFICATION REFERENCE

Nov 3 2 29 PM '88
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 150918