BOOK 7721 PAGE 80

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 62,350.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF December 19 88

Notary Public

MY COMMISSION EXPIRES: 10-9-91

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gary B. Fisher, Attorney,, 2711 Murfreesboro Rd., Suite 105, Antioch, TN 37013
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | Mortgagee: and Send Tax Bill To: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jennifer Rene' Lents (NAME) | CityFed Mortgage Company (NAME) | 135-08-0-A |
| 801 Long Hunter Court (STREET ADDRESS OR ROUTE NUMBER) | 30 Warder Street (STREET ADDRESS) | 801.00 |
| Nashville, TN 37217 (CITY) (STATE) (P. O. ZIP) | Springfield, OH 45501 (CITY) (STATE) (ZIP) | CO |

FOR AND IN 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, James C. Sharoff and wife, Wilda L. Sharoff

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jennifer Rene' Lents, unmarried

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 in Davidson County, Tennessee, being Unit No. 801 of Nashboro Village Nineteen Condominium, a condominium or Horizontal Property Regime established by Master Deed of record in Book 5333, Page 957, Register's Office for Davidson County, Tennessee, and shown on a Plan of record in Book 5200, Page 80, said Register's Office.

Together with each and all of the rights, privilages, and appurtenances thereunto belonging, as set forth in the said Master Deed (and By-Laws which form a part thereof), including, without limitation, such Unit's undivided percentage interest in the land and common elements, and its interest in any appurtenant limited common elements.

Subject, however to all ot the provisions, conditions, restrictions, burdens and undertakings contained in the said Master Deed and the Plan, all of which the Grantee does assume and agree to observe and perform, including, but not limited to, the payment of assessments.

Being the same property conveyed to James C. Sharoff and wife, Wilda L. Sharoff by deed of record in Book 7303, Page 227, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ( )
This is improved ( XX ) property, known as 801 Long Hunter Court, Nashville, TN 37217
(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 our hand s this 1st day of December, 19 88

James C. Sharoff

Wilda L. Sharoff

STATE OF Florida
WALTON County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~James C. Sharoff and wife, Wilda L. Sharoff~~

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 Freeport, Florida, this 1st day of December, 1988.

DIANE BROWN NOTARY PUBLIC STATE OF FLORIDA

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES MAR. 31, 1989
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Commission Expires _____ Diane Brown Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

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 _____ of the _____ a corporation, and that he, as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

Commission Expires _____ _____ Notary Public

91254

IDENTIFICATION REFERENCE

Dec 6 2 22 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

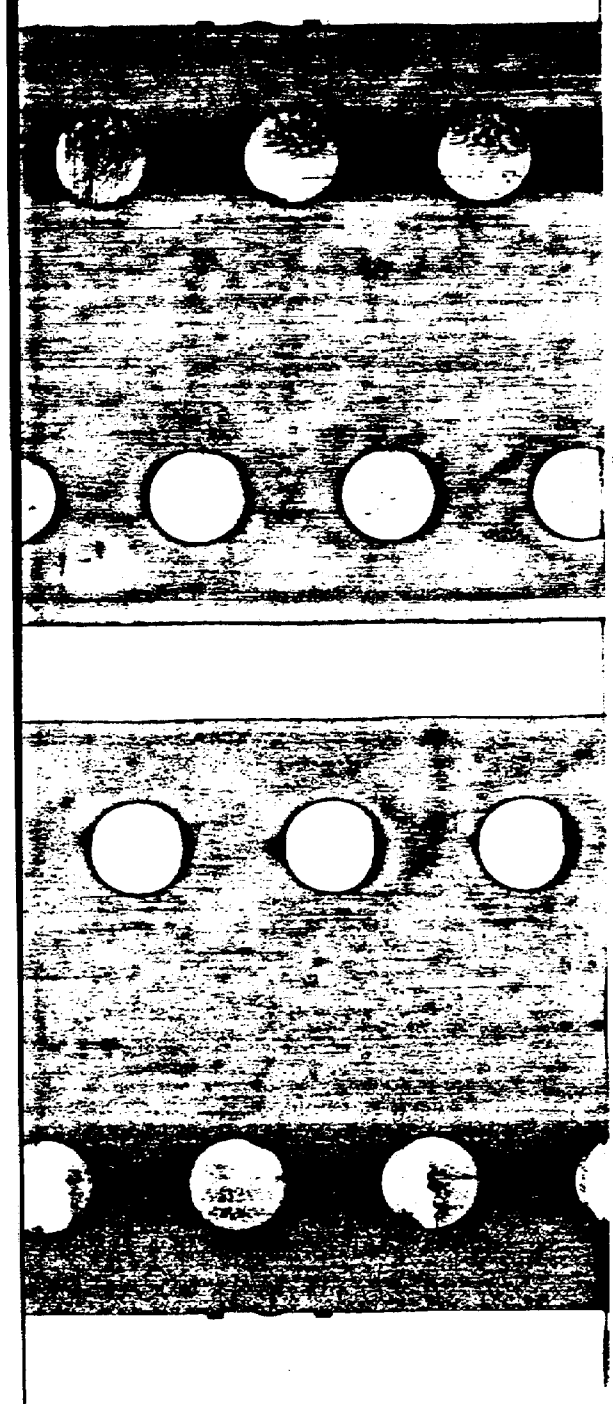
WARRANTY DEED

FROM
James C. Sharoff and wife, Wilda L. Sharoff

TO

4713 12/06/1988 01:22:00PM 2.00

Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697



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

RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

| | |
|---|---|
| CAMT | 62350.00 |
| CON TX | 205.59 |
| PRFEE | 0.50 |
| WDEED | 6.00 |
| TOTAL | 212.09 |
| CHECK | 212.09 |

12/06/88 01 14:23 0001 4722

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

91254

IDENTIFICATION REFERENCE

Dec 6 2 28 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No. 160933**