# WARRANTY DEED

*THIS INSTRUMENT PREPARED BY*

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 7743 PAGE 472

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| GARY JOHN WANAT (NAME) | FIRST TENNESSEE BANK (NAME) | MAP 162-5-C |
| 5515 Country Drive, #33 (STREET ADDRESS OR ROUTE NUMBER) | P. O. Box 1000, Dept. 47 (STREET ADDRESS) | PARCEL 33 |
| Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP) | Memphis, Tennessee 38148 (CITY) (STATE) (ZIP) | FB #5DU55643 |

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, MARIANA DANIELS, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GARY JOHN WANAT and wife, LAURIE M. WANAT

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

Land in Davidson County, Tennessee, being Townhouse #33 on the Plan of Hickory Valley Condominiums of record in Plat Book 4460, page 27, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Hickory Valley Condominiums, a horizontal property regime established by Master Deed of record in Book 4521, page 576, clarified in Book 5001, page 394, said Register's Office.

Being the same property conveyed to Mariana Daniels by deed from Billie J. Lyon and husband, Clyde S. Gay, Jr., of record in Book 6364, page 929, said Register's Office.

This conveyance is made subject to: 1988 Taxes, which have been prorated and paid by the Grantor(s) herein; (2) Covenants, Conditions, Restrictions and Agreements contained in the Master Deed and By-Laws for Hickory Valley Condominiums of record in Book 4521, page 574, clarified in Book 5001, page 394; and (3) Easement of record in Book 4842, page 979, made applicable in Book 5606, page 663; and (4) All matters appearing on the Plan of record in Book 4460, page 27, Register's Office for Davidson County, Tennessee.

9 8 7 6 6

IDENTIFICATION

JAN 4 9 11 AM '89

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

3094 01/04 0101 03CHECK 164.90

unimproved ( )
This is improved (XX) property, known as 5515 Country Drive, #33, Nashville, Tennessee 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 30th day of December, 1988

Mariana Daniels by Susan Daniels
MARIANA DANIELS

By: Susan Daniels, Attorney-In-Fact for the said Mariana Daniels by Power of Attorney recorded simultaneously herewith.

STATE OF TENNESSEE

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

_____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand at office, this _____ day of _____, 19 _____.

My commission expires _____ Notary Public _____

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

_____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ _____ the maker or a constituent of the maker and 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 at Office, this _____ day of _____, 19_____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SUSAN DANIELS, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact of MARIANA DANIELS, the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 30th day of December, 1988.

My Commission Expires: 3/11/91

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 48,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF December, 1988.

MY COMMISSION EXPIRES: 3/11/91 (AFFIX SEAL)

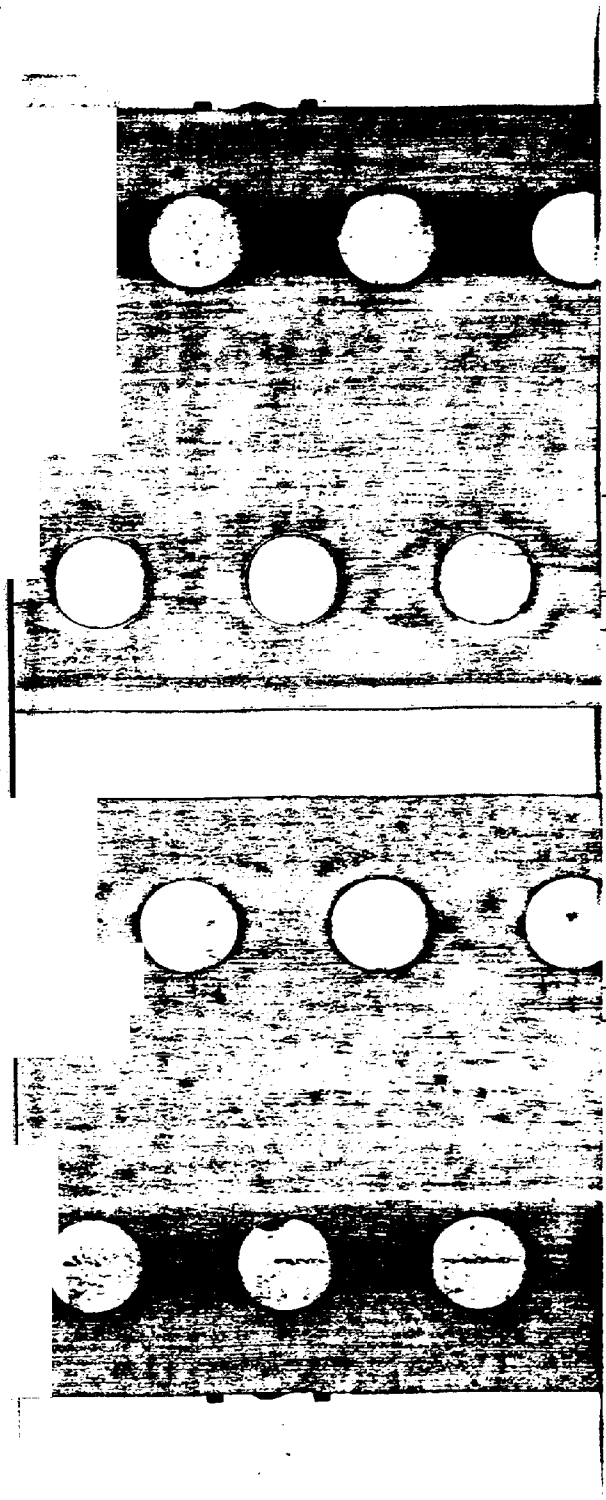
Notary Public

WARRANTY DEED

FROM ...RIANA DANIELS, ... married

TO GARY JOHN WANAT and wife, LAURIE M. WANAT

PLEASE RETURN TO: FILE BOX 38
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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

RECEIVED OF _____

FOR _____

BOOK 7743 PAGE 474

| | | |
|---|---|---|
| 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 48000.00
CON TX 158.40
PRFEE 0.50
WDEED 6.00
TOTAL 164.90
CHECK 164.90

01/04/89 01 09:13 0001 3094

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

9.8.7.6.6

IDENTIFICATION REFERENCE

JAN 4 9 11 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 169790