BOOK 7817 PAGE 560

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,900.00

Affiant James T. Kelly

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF April 19 89.

Notary Public William T. Berry

MY COMMISSION EXPIRES: 05/20/92

THIS INSTRUMENT WAS PREPARED BY
WILLIAM T. BERRY, Attorney at Law - 109 Shacklett Lane, Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JAMES T. KELLY (NAME)	National Mortgage Company (NAME)	
2015 NAshboro Blvd (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	135-12-A
Nashville TN. 37217 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38118 (CITY) (STATE) (ZIP)	Parcel 8 2D 65910

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~~ I, LON M. GIARTH, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES T. KELLY

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:

SEE EXHIBIT "A" ATTACHED

A portion of the consideration recited herein is the Assumption by the Grantees of the outstaning principal balance of a note originally executed on April 9, 1987 by Lon M. Giarth and wife, I. Dee Giarth payable to Tennessee Mortgage Corporation in the original principal amount of $85,000.00 and the Deed of Trust securing the same of record in Book 7202, Page 219, Register's Office for Davidson County, Tennessee.

25076

RECEIVED FOR RECORD
APR 14 2 18 PM '89
FELIX P. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

$1500

This is unimproved ( ) improved (X) property, known as 2015 Nashboro Blvd., 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 my hand this 14th day of April, 19 89

Lon M. Giarth

LON M. GIARTH

BOOK 7817 PAGE 561

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 LON M. GIARTH, unmarried

(or proved to me on the basis of satisfactory evidence)

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 14th day of April 19 89.

Commission expires 05/20/92

William T. Berry
Notary Public

STATE OF TENNESSEE }

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted* and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed 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 _____

*(or proved to me on the basis of satisfactory evidence)

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19 ____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
LON M. GIARTH, UNMARRIED

TO
JAMES T. KELLY

Return to:
WILLIAM T. BERRY
Attorney at Law
109 Shacklett Lane
Antioch, TN 37013

EXHIBIT "A"

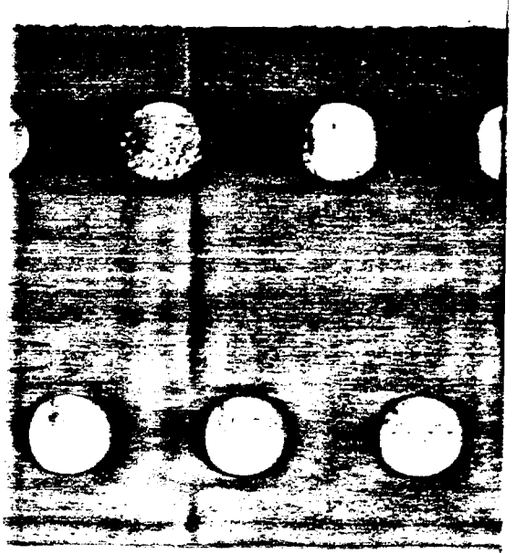
A certain Condominium in Davidson County, State of Tennessee described as follows: Unit No. 2015 and Garage Unit 2015 G, in Nashboro Village Twelve Condominium, a horizontal property regime, as shown on the Plat of record in Book 4675, Page 121, Register's Office, Davidson County, Tennessee, to which plan is hereby made.

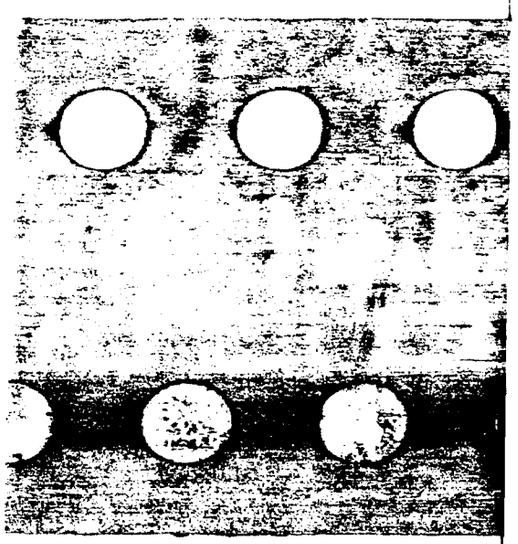
Being the same property conveyed to Lon M. Giarth and wife, I. Dee Giarth by deed from Frank David Lyle, unmarried of record in Book 7202, Page 216, Register's Office for Davidson County, Tennessee. I. Dee Giarth quitclaimed her interest in said property to Lon M. Giarth by Quitclaim Deed of record in Book 7817, page 558 Register's Office for Davidson County, Tennessee.

The premises herein conveyed is a condominium apartment established pursuant to the provisions of Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the BY-LAWS for the Administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Nashboro Village Twelve Condominium as of record in Book **4675**, Page **121**, said Register's Office.

THIS conveyance is made subject to all provisions and requirements of the Tennessee Horizontal Property Act as set out in Sec. 66-27-101 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 4827, Page 30, as amended in Book 6153, Page 252, said Register's Office.

5946 04/14 0101 03CHECK 307.47





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7817 PAGE 563

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	90900.00
CDN TX	297.97
PRFEE	0.50
MTGED	9.00
TOTAL	307.47
CHECK	307.47

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/14/89 01 14:19 0001 5946

250776

IDENTIFICATION

APR 14 2 18 PM '89

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 200329