5568
320049-7

Box 14

BOOK 7836 PAGE 248

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $67,806.06

Molly P. Cloyd
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF May, 89

Notary Public

MY COMMISSION EXPIRES: [illegible]
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, P. O. Box 3429, Nashville, Tennessee 37219-0429
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Molly Cloyd (NAME)	Fidelity Federal Savings & Loan (NAME)	161-11-C-4
304 Yorkshire Circle (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	6DU-82630
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

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, Bain W. Carpenter and wife, Martha S. Carpenter

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Molly Cloyd

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:

Land in Davidson County, Tennessee, being Unit No. A-104 Townhouses at Villages of Brentwood, Resubdivision of Lot 1, Phase 4, as of record in book 6900, page 471, Register's Office for Davidson County, Tennessee.

Said Unit No. A-104 fronts 19.17 feet on a concrete walk off of Yorkshire Circle and runs back a total of 98.38 feet on the south line and a total of 98.10 feet on the north line to a line in the rear which measures 19.03 feet thereon.

Being the same property conveyed to Bain W. Carpenter and wife, Martha S. Carpenter by deed from Fox Ridge Company, a Limited Partnership as of record in Book 7416, page 506, said Register's Office.

This conveyance is made subject to:

The Plan of record in Book 6900, page 471, said Register's Office, shows an Owner's Certificate, and certain easements and setback lines.

Declaration of Covenants, Conditions, and Restrictions, including but not limited to assessments, charges and liens, of record in Book 6143, page 11, amended in Book 7231, page 789, By-Laws of record in Book 7231, page 809, said Register's Office.

Dedication of Common areas to Villages of Brentwood Townhouse Homeowners Association of record in Book 7397, page 382 and in Book 7397, page 384, said Register's Office.

(Continued on back)

This is (XX) unimproved ( ) improved property, known as 304 Yorkshire Circle, Nashville, Tennessee 37211
(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 seised 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 their hand s this 2nd day of May, 19 89

Bain W. Carpenter

Martha S. Carpenter

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named ~~Bain W. Carpenter and~~ wife, Martha S. Carpenter

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 2nd day of May, 1989.

Notary Public

Commission Expires 3/27/93

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 .

Notary Public

Commission Expires

89

WARRANTY DEED 3 1 2 4 0

FROM
Bain W. Carpenter and wife, Martha S. Carpenter

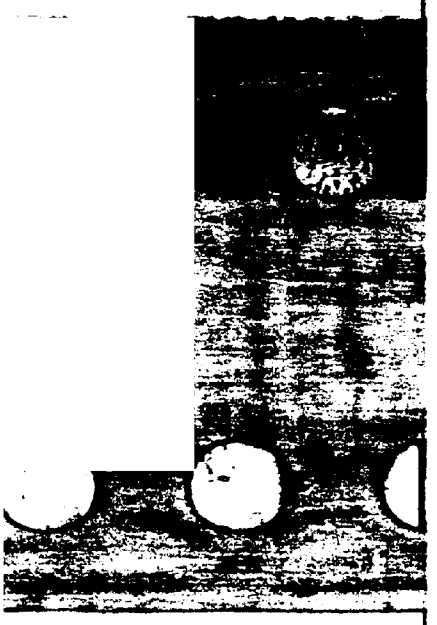
TO
Molly Cloyd

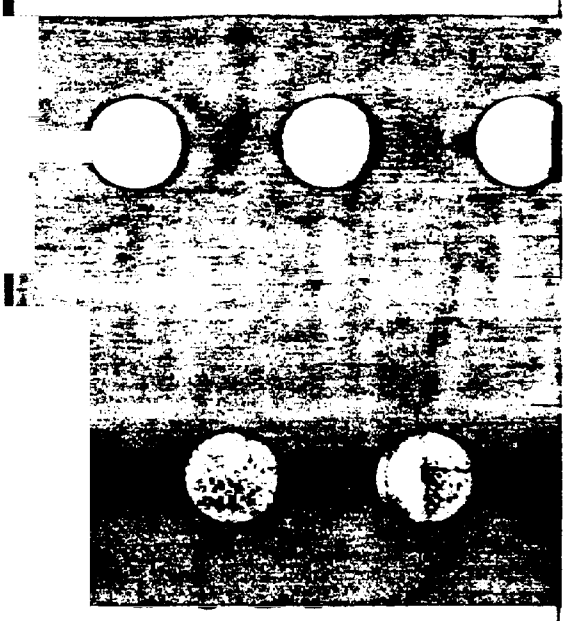
MAY 8 3 17 PM

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

(continuation)
Deed of Trust executed by Bain W. Carpenter and wife, Martha S. Carpenter to Vaden Lackey, Jr., Trustee, of record in Book 7416, page 509, said Register's office, dated November 30, 1987, to secure to Fidelity Federal Savings & Loan Association of Tennessee, an indebtedness in the amount of $62,487.00, and any other sums which may be and become payable under the terms thereof, including but not limited to principal, interest and service fees. (See instrument for complete terms and conditions as well as possible rights and options of the mortgagee, including rights respecting assumption of the debt secured thereby.

0095 05/08/89 01:01 03CHECK 230.24





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7836 PAGE 250

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	67806.06
CON TX	223.74
PRFEE	0.50
MO FEE	6.00
TOTAL	230.24
CHECK	230.24

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/08/89 01 15:18 0001 4095

31240

IDENTIFICATION

MAY 8 3 17 PM '89

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 207547