60451

BOOK 7949 PAGE 109

This instrument prepared by:
TitleFax, Inc.
Suite 2909, The Tower
611 Commerce Street
Nashville, TN 37203

WARRANTY DEED

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $61,837.36.

Affiant

Subscribed and sworn to before me this 28th day of September, 1989.

Notary Public
My Commission Expires: 3-3-92

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel**
Mary Katherine S. Eads 506 Williamsburg Drive Donelson, TN 37214	Combined/Mortgage Corp. 3225 North Central Ave. Suite 1200 Phoenix, AZ 85012	121-31.00

FOR AND IN CONSIDERATION OF THE SUM OF Ten Dollars ($10.00) cash in hand paid by MARY KATHERINE SHEPARD EADS, and other good and valuable consideration accepted as cash, the receipt of all of which is hereby acknowledged, MARIANNE T. CLARK, unmarried, has this day bargained and sold and does hereby transfer and convey unto the said MARY KATHERINE SHEPARD EADS certain real estate in Davidson County, Tennessee, as follows:

A certain Condominium in Davidson County, Tennessee, being Unit 506, Phase I, Williamsburg Condominium Units, as of record in Book 6900, page 193, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Marianne T. Clark, unmarried, by deed from David R. Williams Builders, Inc. of record in Book 7192, page 201, Register's Office for 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 7114, page 443 said Register's Office.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title, and interest thereto belonging, to the Grantee, his successors, heirs, and assigns forever, I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 28 day of September, 1989.

Marianne T. Clark
MARIANNE T. CLARK

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Marianne T. Clark with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of September, 1989.

Notary Public
My Commission Expires: 3-3-92

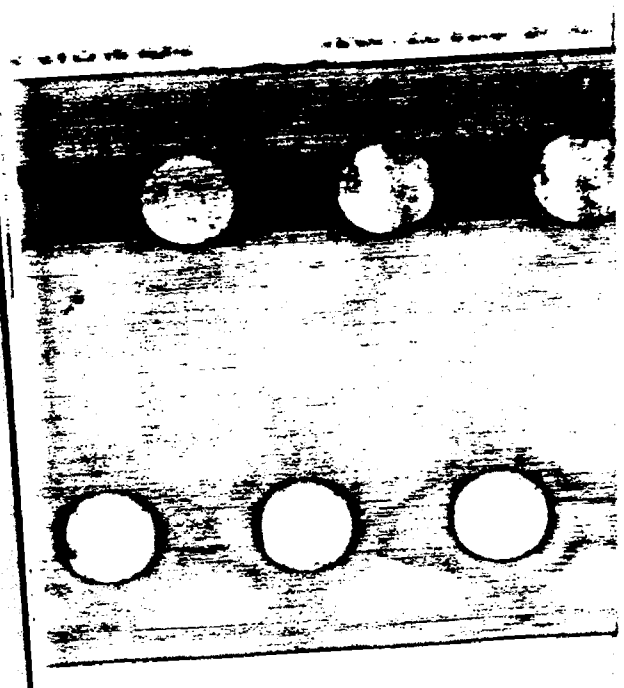
7014 2

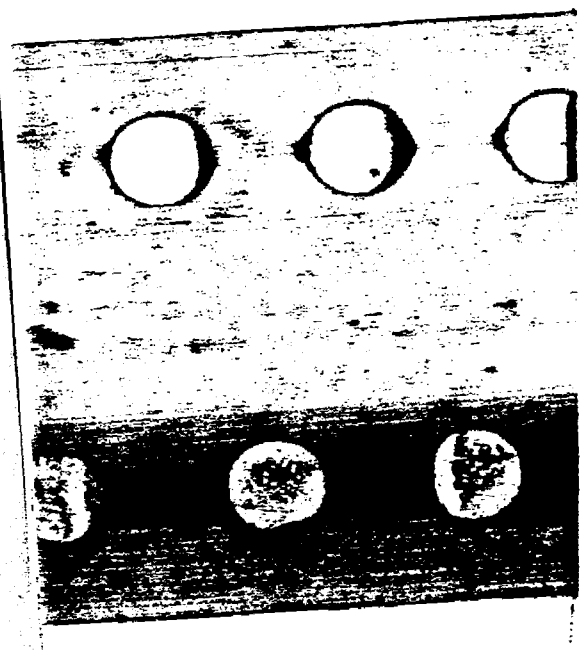
IDENTIFICATION REFERENCE

SEP 29 11 37 AM '89

DAVIDSON COUNTY, TN

9500 09/29 0101 03CHECK 210.94





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 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 61837.36
CON TX 203.94
PRFEE 1.00
WDEED 6.00
TOTAL 210.94
CHECK 210.94

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/29/89 01 11:37 0001 9500

7.01:42

IDENTIFI REFERENCE

SEP 29 11 37 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 253433