WARRANTY DEED

File Dept 6 cc

THIS INSTRUMENT WAS PREPARED BY
DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

BOOK 7985 PAGE 375

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Susan Dennison Sinclair	SAME	Map 131-12-C
(NAME) 903 Paddock Park Dr.	(NAME)	Parcel 4
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tn. 37220	(STREET ADDRESS)	
(CITY) (STATE) (P.O. ZIP)	(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, Alan T. Fister and wife, Donna K. Fister

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Susan Dennison Sinclair

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

Land in Davidson County, Tennessee, being Unit No. 903, together with an undivided one-sixth (1/6th) interest in the common elements of Paddock Park, a horizontal property regime established by Master Deed, of record in Book 6441, page 287, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed and being located upon Lot No. 2 on the Plan of a Resubdivision of Parts of Lots 11, 12, 17 and 18, J. T. Jenkins Home Tract, of record in Plat Book 6250, page 52, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Alan T. Fister and wife, Donna K. Fister by Warranty Deed from Michael G. Shears Co., Inc., a Tennessee corporation, of record in Book 6478, page 627, Register's Office for Davidson County, Tennessee.

The above property is conveyed subject to the following:

1. Terms, conditions, easements, rights and liens as set forth in the Master Deed of Paddock Park Condominium, and the By-Laws appended thereto, of record in Book 6441, page 287, said Register's Office.

2. All matters as shown on the Plan of record in Book 6250, page 52, said Register's Office.

3. All matters as shown on the Plan attached as Exhibit D to the Master Deed of record in Book 6441, page 287, said Register's Office.

4. Maintenance Agreement for the maintenance and upkeep of Paddock Lane, now known as Paddock Park Drive, a private road, of record in Book 6316, page 882, said Register's Office.

5. Rights of others in and to the common elements.

unimproved ( )
This is improved (X) property, known as 903 Paddock Park Drive, Nashville, TN 37220
(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, 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 successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against 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 hands this 14th day of November, 19 89

Alan T. Fister

Donna K. Fister

Alan T. Fister

Donna K. Fister

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alan T. Fister and wife, Donna K. Fister, the bargainor S with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of November, 89.

Commission Expires: 3/27/93

Carol Rivers
Notary Public

STATE OF)
COUNTY OF)

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 purpose therein contained by signing the name of the corporation by the said as such , and attesting the same by the said as such .

WITNESS my hand and official seal at office at on this day of , 19 .

My Commission Expires:

Notary Public

WARRANTY DEED
FROM
Alan T. Fister and wife,
Donna K. Fister
TO
Susan Dennison Sinclair

RETURN TO:
Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

82594

IDENTIF. REFERENCE

Nov 16 11 04 AM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

5036 11/16 0101 03CHECK 541.60

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

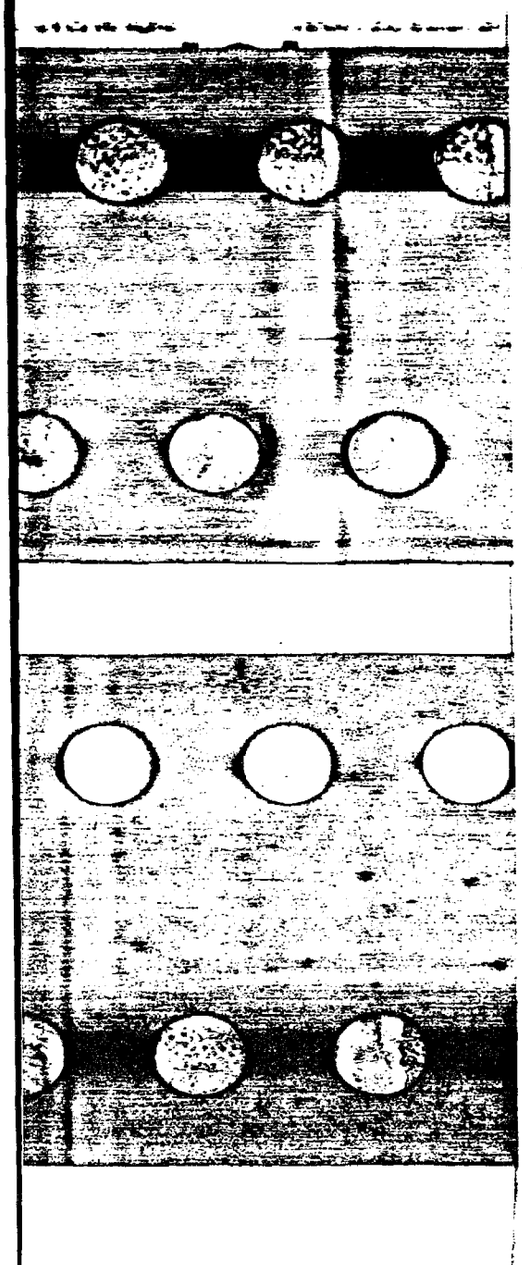
The actual consideration or value, whichever is greater, for this conveyance is $ 162,000.00

Susan D. Sinclair

Subscribed and sworn to before me this 15th day of November, 1989.

My Commission Expires: 3/27/93

Carol Rivers
Notary Public



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	
	162000.00
CON TX	534.60
PRFEE	1.00
WDEED	6.00
TOTAL	541.60
CHECK	541.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/16/89 01 11:02 0001 5036

82594

IDENTIF. REFERENCE

Nov 16 11 04 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 267861