File Box 29

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 125,000.00

x Mark Tardy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF March 19 90

Notary Public Ollie Mai Parsley

MY COMMISSION EXPIRES: May 8, 1991

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 50 Century Blvd., #120, Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark D. Tardy (NAME)	Fairfield Financial Associates (NAME)	MAP 143-6C-1
945 Harpeth Trace Drive (STREET ADDRESS OR ROUTE NUMBER)	Fifty Century Blvd., Suite 450 (STREET ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37214 (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, Margretta M. Stitts, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark D. Tardy

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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Apartment Unit No. A-1 of Wood Valley Condominiums created under Title 66 Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 7382, page 189, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the plan of Wood Valley Condominiums, set forth as Exhibit "B" of said Master Deed for a more complete identification and description of said unit.

BEING the same property conveyed to Margretta M. Stitts by deed from Brenda G. Rosenblum and Barbara F. Weinstein d/b/a Brenbar Construction Compan, filed of record in Book 7447, page 617, Register's Office for Davidson County, Tennessee.

11648

IDENTIFICATION REFERENCE

APR 5 8 30 AM '90

DAVIDSON COUNTY TN.

8257 04/05 0101 03CHECK 419.50

This is unimproved ( ) improved (X) property, known as 945 Harpeth Trace Drive, Nashville, TN 37221
(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 30th day of March, 19 90

Margretta M Stitts
Margretta M. Stitts

STATE OF TENNESSEE
County of Davidson

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Personally appeared before me, Ollie Mai Parsley, a Notary Public in and for said County and State, the within named Margretta M. Stitts

the bargainor, 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 30th day of March, 1990

Commission expires May 8, 1991

Ollie Mai Parsley 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 (or proved to me on the basis of satisfactory evidence) and who upon (their several oaths) acknowledged (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 _____

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

My commission expires _____

_____ Notary Public

WARRANTY DEED

FROM Margretta M. Stitts

TO Mark D. Tardy

Return to:
PRIORITY ESCROW SERVICES INC.
50 Century Boulevard
Suite 120
Nashville, TN 37214



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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

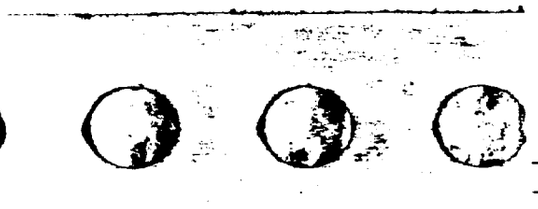
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



CAMT
125000.00
CON TX 412.50
PRFEE 1.00
WDEED 6.00
TOTAL 419.50
CHECK 419.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/05/90 01 08:27 0001 8257



I 6448

IDENTIF. REFERENCE

APR 5 8 30 AM '90

FELIX Z. WILSON JR.
DAVIDSON COUNTY TN.

No. 307407