THIS INSTRUMENT PREPARED BY:

WATTS, UNDERWOOD & RUBENFELD, ATTORNEYS
2003 Richard Jones Road, Suite 150
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this, transfer is $53,218.11.

Roseanne Johnson Baraboo
Affiant

Subscribed and sworn to before this 25th day of July, 1990.

Notary Public

My Commission Expires: 12/23/94

BOOK 8161 PAGE 208

Address New Owner:	Send Tax Bills to:	Map/Parcel Nos.
ROSEANNE JOHNSON BARABOO 2258 Lebanon Road #44 Nashville, Tennessee 37214	FIRST UNION MORTGAGE P.O. Box 18109 Raleigh, NC 27619	MAP 95-3A PARCEL 44 CO 3DZ 86072

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FIFTY THREE THOUSAND TWO HUNDRED EIGHTEEN AND 11/100 DOLLARS ($53,218.11), cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, I, **ANNETTE S. CLENDENEN TEDDER, married,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **ROSEANNE JOHNSON BARABOO, unmarried** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Unit No. 44 of Magnolia Square Condominiums as of record in Book 5200, page 702, as amended in Book 6685, page 253, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete legal description.

BEING the same property conveyed to Annette S. Clendenen, a single person, by deed from Charles H. Turner of record in Book 7078, page 197, Register's Office for Davidson County, Tennessee; the said Annette S. Clendenen having since married Billy Tedder and is now known as Annette S. Tedder.

Billy Tedder, husband of Annette S. Tedder, joins in this conveyance to convey any interest he may have in the subject property, particularly any marital interest.

Grantee herein hereby assumes and covenants to perform all the terms and conditions of the obligations set forth in that certain Deed of Trust Note executed by Annette S. Clendenen and delivered to Capitol Mortgage Corporation in the amount of FIFTY FIVE THOUSAND AND NO/100 Dollars ($55,00.00) dated December 16, 1986, and that certain Deed of Trust securing said Deed of Trust Note, which Deed of Trust is recorded in Book 7078, page 200, Register's Office for Davidson County, Tennessee, including, but not limited to, the obligation to repay the debt.

This is improved property known as 2258 Lebanon Road, Unit #44, Nashville, Tennessee 37214.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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.

IN WITNESS WHEREOF I have hereunto set my hand on this the 25th day of July, 1990.

Annette S. Tedder
ANNETTE S. TEDDER

Billy Tedder
BILLY TEDDER

Roseanne Johnson Baraboo
ROSEANNE JOHNSON BARABOO

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 ANNETTE S. TEDDER and husband, BILLY TEDDER and ROSEANNE JOHNSON BARABOO, 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 seal at Nashville, Tennessee, this 25th day of July, 1990.

Notary Public

My Commission Expires:

12-8-94

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

IDENTIFICATION

Jul 27 9 10 AM '90

FELIX Z. WISDOM, CLERK AND MASTER
DAVIDSON COUNTY, TN

44585

3904 07/27 01:01 03CHECK 182.56

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8161 PAGE 210

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 53218.11
CON TX 175.56
PRFEE 1.00
WDEED 6.00
TOTAL 182.56
CHECK 182.56

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/27/90 01 09:11 0001 3904

44585

IDENTIFICATION REFERENCE

JUL 27 9 10 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 340692