File Box 38 # 9503

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 8171 PAGE 194

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ROY AARON MARK MYERS (NAME)	FIDELITY FEDERAL SAVINGS & LOAN (NAME)	Map 104-11-M
2115 Acklen Avenue, Unit 4 (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Parcel 4
Nashville, Tennessee 37212 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	FB# 24W-15330

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, DONNA PARRISH STEER, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROY AARON MARK MYERS AND WIFE, GILLIAN ANN MYERS AND NICOLETTE MYERS, as joint tenants with the right of survivorship,

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 4, together with the appurtenant interest in the common elements of The Chardonnay Condominiums, a horizontal property regime established by Master Deed, of record in Book 6789, page 462, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed to Donna Parrish Steer and Edward Halloran, both unmarried, tenants in common by deed from Charter Development Co., a Tennessee General Partnership of record in Book 7059, page 784, said Register's Office. Edward Halloran has since conveyed his interest in said property to Donna Parrish Steer by Quitclaim Deed of record in Book 7278, page 140, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1990 Taxes, which have been prorated and assumed by the Grantees; (2) Covenants, Conditions, Restrictions and Agreements of record in Book 6789, page 462; and (3) Charter of record in Book 6763, page 27, said Register's Office.

As part of the consideration for this transfer, the Grantee(s) herein assume and agree to pay, the principal balance now due, plus future interest on a certain note, dated December 2, 1986, in the original principal sum of $71,900.00, payable to Fidelity Federal Savings & Loan Association of Tennessee in monthly installments, including interest as set forth in said note, and being secured by a deed of trust of record in Book 7059, page 787 said Register's Office.

This is improved (XX) unimproved ( ) property, known as 2115 Acklen Avenue, Unit 4, Nashville, Tennessee 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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 successors, 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, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 2nd day of August, 19 90

Donna Parrish Steer
DONNA PARRISH STEER

STATE OF TENNESSEE
COUNTY OF [redacted] DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DONNA PARRISH STEER, unmarried

with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 2nd day of August, 19 90.

My commission expires 3-11-91 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

48070

IDENTIFICATION REFERENCE

Aug 9 8 34 AM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

8300 08/09 0101 03CHECK 254.50

STATE OF TENNESSEE
COUNTY OF [redacted] DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF August, 19 90.

MY COMMISSION EXPIRES: 3-11-91
(AFFIX SEAL)

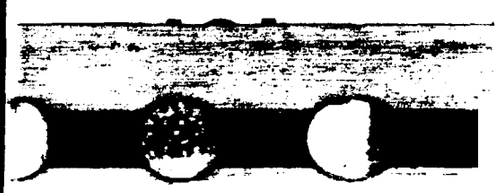
Notary Public

WARRANTY DEED

FROM
DONNA PARRISH STEER, unmarried

TO
ROY AARON MARK MYERS AND WIFE, GILLIAN ANN MYERS AND NICOLETTE MYERS, as joint tenants with the right of survivorship

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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

RECEIVED OF _____

FOR _____

BOOK 8171 PAGE 196

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

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

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 75000.00
CON TX 247.50
PRFEE 1.00
MDEED 6.00
TOTAL 254.50
CHECK 254.50

08/09/90 01 08:41 0001 8300

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

48070

IDENTIFI REFFERENCE

Aug 9 8 34 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN



No. 344752