FILE NO. 28236 FILE BOX "7"

BOOK 8174 PAGE 215 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $59,000.00

Mary Lou Santillan Baert
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3/17/91
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARY LOU SANTILLAN BAERT, (NAME) et vir	S A M E (NAME)	104-11-L-4
2133 Acklen Avenue, #4 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	24W 15300
Nashville, TN. 37212 (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 JOSEPH V. SIMONE and wife, PATRICIA ANN SIMONE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARY LOU SANTILLAN BAERT and husband, SIMON BAERT,

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:

LAND in Davidson County, Tennessee, being Unit #4, on the Plan of Lexington Square Condominiums. The Plan of Lexington Square Condominiums is recorded in Book 6523, page 387, as an attachment to the Master Deed to Lexington Square, of record in Book 6523, page 348, which sets out and establishes a horizontal property regime for "Lexington", by amending the Plan of record in Book 6250, page 340 and 341, said Register's Office.

BEING the same property conveyed to Joseph V. Simone and wife, Patricia Ann Simone by deed from Peabody Place, Inc., of record in Book 6614, page 75, Register's Office for Davidson County, Tennessee.

49222

IDENTIFICATION REFERENCE

Aug 14 3 38 PM '90

FELIX Z WILSON REGISTER
DAVIDSON COUNTY, TN

Unit #4, Lexington Square Condominiums
This is unimproved ( ) improved (X) property, known as 2133 Acklen Avenue, Nashville, Tennessee 37212
(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 our hands this 2nd day of August, 19 90

Joseph V. Simone
JOSEPH V. SIMONE

Patricia Ann Simone
PATRICIA ANN SIMONE

BOOK 8174 PAGE 216

STATE OF TENNESSEE
COUNTY OF SHELBY

THE UNDERSIGNED

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named JOSEPH V. SIMONE and wife, PATRICIA ANN SIMONE

the bargainor__s__, 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 official seal at Memphis, Tennessee, this 2 day of ~~July~~ August 90

MY COMMISSION EXPIRES OCT. 27, 1993

_____ Notary Public

Commission Expires_____

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires_____

WARRANTY DEED

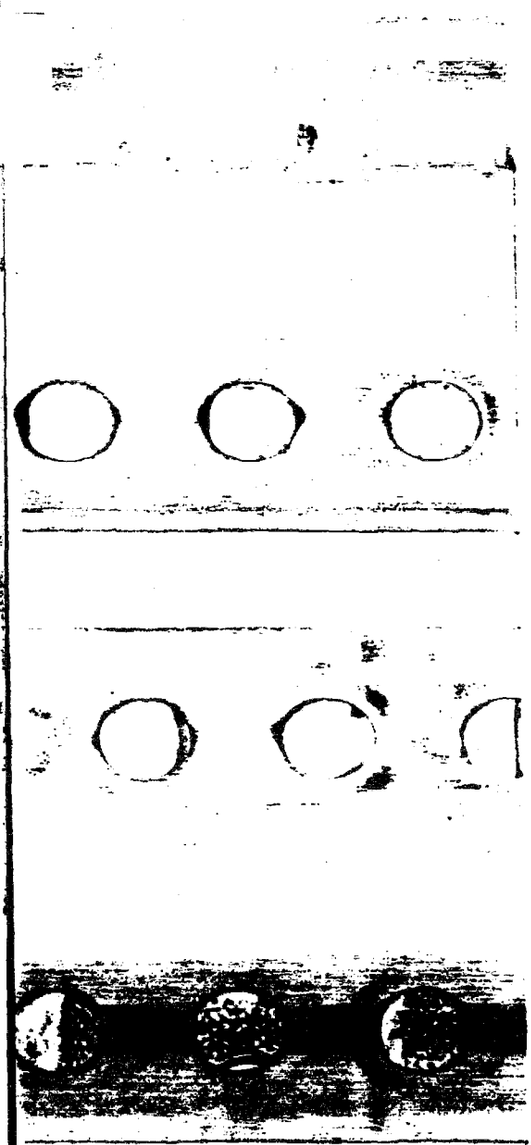
FROM

TO

9725 08/14 0101 CHECK 201.70

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 8174 PAGE 217

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 59000.00
CON TX 194.70
PRFEE 1.00
WDEED 6.00
TOTAL 201.70
CHECK 201.70

08/14/90 01 15:39 0001 9725

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

49222

IDENTIFY REFERENCE

AUG 14 3 38 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 346156