Folder 17

WARRANTY DEED

BOOK 8181 PAGE 24

FROM: J. Phillip Estes

TO: Metropolitan Federal Savings and Loan Association

Address New Owner(s) as follows: Send Tax Bills to: Map-Parcel

Metropolitan Federal Savings and Loan Association
P. O. Box 995
Nashville, TN 37202-0995

Same

147-3-B-021.00 CO

This instrument prepared by: Elizabeth M. Wilson, 230 4th Avenue, North, Nashville, TN 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

2809 08/23 0101 03CHECK 133.72

The actual consideration or value, whichever is greater, for this transfer is $ 38,441.59 .

Drucilla W. Wallace
Affiant

Subscribed and sworn to before me, this the 22nd day of August, 1990.

Robert Lewis Hines
Notary Public

My Commission Expires: 11/21/92

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) the receipt of which is hereby acknowledged, J. Phillip Estes, unmarried, hereinafter called "Grantor," has this day bargained and sold, and does hereby transfer and convey unto Metropolitan Federal Savings and Loan Association, hereinafter called "Grantee", (whether one or more persons or entities), its successors and assigns, certain real estate in Davidson County, Tennessee, described as follows:

Unit No. G-10, of Southern HIlls Condominium created under Title 66, Chapter 27, Section 101 et seq., as amended, Tennessee Code Annotated and as established by a Master Deed of record n Book 6594, page 502 Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Units as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Southern Hills Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete description of such unit.

Being the same property conveyed to Grantor, by warranty deed of record in Book 6598, Page 868 Register's Office for Davidson County, Tennessee.

This is improved property known as Southern Hills Condominium Unit G-10, 370 Wallace Road, Nashville, Tennessee, 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, its, successors and assigns, forever. Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is free and clear of all encumbrances except those encumbrances of record including that certain Deed of Trust of Record in Book 6598, page 871, said Register's Officer which is being satisfied in full by this conveyance, and certain easements of record in Book 4435, page 29 and Book 6695, page 22, said Register's Office.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Grantor further covenants and binds himself, his heirs and representatives to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons.

IN WITNESS WHEREOF, the parties have executed this instrument as of ~~December~~ August 16th, 1990.

J. Phillip Estes

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 J. Phillip Estes, the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 16th day of August, 1990.

Faye Wiseman
Notary Public

FAYE WISEMAN NOTARY PUBLIC AT LARGE TENNESSEE

My Commission Expires:
7-13-91

51855

IDENTIFICATION REFERENCE

AUG 23 11 30 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WD.SoulHills

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8181 PAGE 26

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	38441.59
CON TX	126.72
PRFEE	1.00
WDEED	6.00
TOTAL	133.72
CHECK	133.72

08/23/90 01 11:37 0001 2809

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.1855.

IDENTIFICATION REFERENCE

Aug 23 11 34 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 349209