FILE BOX 30

BOOK 8251 PAGE 388

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 36,704.88

Subscribed and sworn to before me, this the 29 day of November 19 90

Affiant

My commission expires: _____
(Affix Seal)

Notary Public

My Commission Expires Nov. 27, 1993

# WARRANTY DEED

| THIS INSTRUMENT WAS PREPARED BY | | |
|---|---|---|
| SOUTHEAST TITLE of Tennessee, Inc. 0B14933 | | |
| Suite 100, Bristol Building, 7003 Chadwick Drive, Brentwood, TN 37027 | | |
| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | |
| Michael C. Ledwell | NATIONAL MORTGAGE COMPANY | |
| 500 Paragon Mills Road, J-6 | 4041 Knight Arnold Road | |
| STREET ADDRESS | STREET ADDRESS | |
| Nashville, TN | Memphis, TN 38118 | |
| CITY STATE ZIP | CITY STATE ZIP | |
| MAP & PARCEL NO 133-11-0-A 058.00CO /06DA 60134 | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Susan C. Santori Watkins (formally being known as Susan C. Santori) joined by her husband, Ralph W. Watkins, Jr.

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Michael C. Ledwell, unmarried

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS

Being Unit Number J-6 of Canterbury Hall (erroneously referred to as Canterberry Hall in a prior conveyance), a horizontal property regime established by Master Deed of record in Book 5440 at page 255 and as amended in Book 5441 page 819, the Plat of which is of record in Plat Book 5200 at page 159, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all of the property conveyed to Susan C. Santori, by Deed of record in Book 6934 page 26, Register's office for said County.
Susan C. Santori, now being Susan C. Santori Watkins.
Ralph W. Watkins, Jr., husband of Susan C. Santori Watkins, joins in the execution of this instrument for the purpose of relinquishing all his marital rights to said property.

This conveyance is subject to taxes for the year 1991 and subsequent years, easements and restrictive covenants of record and Deed of Trust for the benefit of TENNESSEE HOUSING DEVELOPMENT AGENCY c/o NATIONAL MORTGAGE COMPANY (as originally recorded for the benefit Tennessee Housing Development Agency c/o Covenant Mortgage Corporation in Book 6934 page 29, Register's Office for Davidson County, Tennessee), which the Grantee(s) hereby agree to assume and pay.

77367

IDENTIF. REFERENCE

DEC 5 3 45 PM '90

FELIX Z. DALE, JR. REG.
DAVIDSON COUNTY TN.

500 Paragon Mills Road, J-6, Nashville, TN

THIS IS _____ IMPROVED PROPERTY KNOWN AS _____

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 hand s this 29 day of November 19 90

Susan C Santori Watkins
Susan C. Santori Watkins

Ralph W. Watkins, Jr.
Ralph W. Watkins, Jr.

State of Tennessee
County of WILLIAMSON

On this 29 day of November, 19 90, before me personally appeared Susan C. Santori Watkins to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal.
My Commission expires:

Notary Public

My Commission Expires Nov. 27, 1993

State of Tennessee
County of WILLIAMSON

On this 29 day of November, 19 90, before me personally appeared Ralph W. Watkins, Jr. to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal.
My Commission expires:

July 13, 1991

RUTH FORAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public
Ruth M. Foran

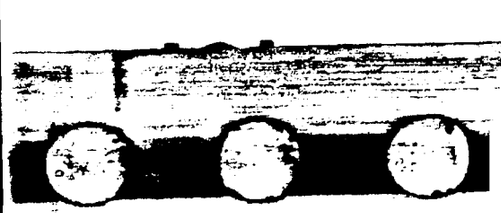
My Commission Expires July 13, 1991

# WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.

SUITE 100
BRISTOL BUILDING
7003 CHADWICK DRIVE
BRENTWOOD, TN 37027

6531 12/05 0101 03CHECK 128.11



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

RECEIVED OF _____

FOR _____

BOOK 8251 PAGE 390

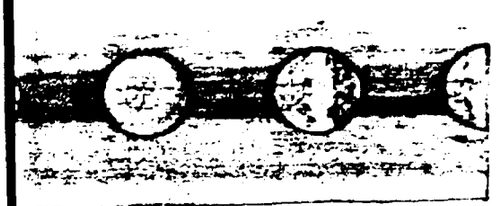
CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

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 36704.88 |
| | | | | CON TX 121.11 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 6.00 |
| | | | | TOTAL 128.11 |
| | | | | CHECK 128.11 |
| 12/05/90 | 01 | | | 15:44 0001 6531 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



77367.

IDENTIF. REFERENCE

DEC 5 3 45 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 378997