This Instrument Prepared By:

BOOK 8296 PAGE 831

Brenda Franks Hale
Hale and Hale, Attorneys
312 First Tennessee Bank Building
Franklin, Tennessee 37064

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Danetta Jo Mitchell	Homestead Savings	162-090C
813 Apple Drive	P. O. Box 999	81500CO
Nashville, TN 37211	Burlingame, CA 94010	

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $29,221.98.

AFFIANT

Sworn to and subscribed before me this 26th day of February, 1991.

NOTARY PUBLIC

My Commission Expires: 3/27/94

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, a part of which is the assumption of an indebtedness in the original principal sum of $30,800.00, dated February 5, 1981, to Western Pacific Financial Corporation, secured by trust deed of record in Book 5708, page 504, Register's Office for Davidson County, Tennessee, as assigned by Transfer and Assignment to Homestead Savings, a Federal Savings and Loan Association, of record in Book 6261, page 765; which debt the Grantee herein assumes and agrees to pay as part payment of the purchase price; We, **JAMES L. USREY AND WIFE, WANDA MAGNOLIA USREY,** hereinafter called the "Grantors", have bargained and sold and by these presents do transfer and convey unto **DANETTA JO MITCHELL, unmarried,** hereinafter called the "Grantee", her heirs and assigns, a certain tract or parcel of land in Davidson, County, Tennessee, described as follows, to-wit:

Being Unit No. B, located on Lot No. 30, Phase I, on the Plan of Cedarwood Condominiums of record in Plat Book 5200, page 304, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James L. Usrey and wife, Wanda Magnolia Usrey by deed from K. Michael Goad and wife, Julia A. Goad, of record in Book 6492, page 287, Register's Office for Davidson County, Tennessee.

THIS IS THE SAME DESCRIPTION IN THE PREVIOUS DEED OF RECORD.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, her heirs and assigns, forever;

AND we do covenant with the said Grantee 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, except as follows:

1. 1991 Davidson County taxes are a lien against said property, but are not yet due and payable. Map and Parcel 162-09 OC 81500CO.

2. Deed of Trust executed by K. Michael Goad and wife, Julie A. Goad, to Mickey Carroll, Trustee, of record in Book 5708, page 504, Register's Office for Davidson County, Tennessee, to secure Western Pacific Financial Corporation an indebtedness in the amount of $30,800.00, dated February 5, 1981, and payable according to the terms and conditions recited therein. By Transfer and Assignment of record in Book 6261, page 765, said Register's Office, the above mentioned deed of trust was assigned to Homestead Savings, a Federal Savings and Loan Association.

3. Master Deed, By-Laws and exhibits thereto, of Cedarwood Condominiums Association, Inc. recorded in Book 5707, page 121, et seq., and amended in Book 6062, page 285, Register's Office for Davidson County, Tennessee.

4. The Charter of Cedarwood Condominiums Association, Inc.

5. All matters appearing on the Plan of Cedarwood Condominiums, Lots 15 through 44, Section Six, Phase I, Cedarwood Estates, as amended and revised, of record in Plat Book 5200, page 304, Register's Office for Davidson County, Tennessee, recorded February 4, 1981.

6. Transmission line easement to United States of America of record in Book 2439, page 564, Register's Office for said County.

7. Easement for First Suburban Water Utility District, recorded in Book 4545, page 206, Register's Office for said County.

8. A 24' permanent and a 40' temporary easement for First Suburban Water Utility District of record in Book 4545, page 203, Register's Office for Davidson County, Tennessee.

9. 2,065' of 8" sanitary sewer lines of 1,165' of 8", 613' of 4" and 52' of 6" water lines conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee, Department of Water, Sewerage Services, as of record in Book 5657, pages 28 and 33, Register's Office for said County.

10. All questions of boundary lines and location of improvements and are contained in the property hereby insured and rights of parties in possession dependent upon a correct survey for determination.

11. All terms, provisions and conditions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated.

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 Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

This improved property is known as 813 Apple Drive, Nashville, Tennessee 37211.

WITNESS, our hands this 20th day of February, 1991, in Franklin, Tennessee.

GRANTORS:

James L. Usrey

James L. Usrey

Wanda M. Usrey

Wanda Magnolia Usrey

GRANTEES:

Danetta Jo Mitchell

Danetta Jo Mitchell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for State and County, James L. Usrey and wife, Wanda Magnolia Usrey, the within named bargainers with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand this 20th day of February, 1991 in Franklin, Tennessee.

Notary Public

DOUGLAS S. HALE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

3/27/94

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for State and County, Danetta Jo Mitchell, the within named bargainor with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness may hand this 20th day of February, 1991 in Franklin, Tennessee.

Notary Public

DOUGLAS S. HALE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

3/27/94

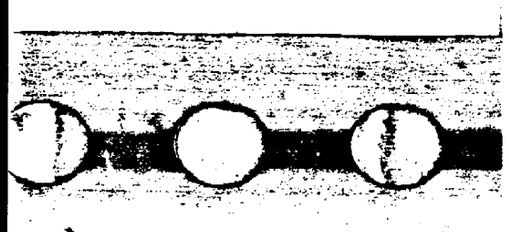
94441

IDENTIF. REFERENCE

FEB 22 8 24 AM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

8719 02/22 0101 03CHECK 106.36



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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 29221.98
CON TX 96.36
PRFEE 1.00
WDEED 9.00
TOTAL 106.36
CHECK 106.36

02/22/91 01 08:24 0001 8719

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

94441

IDENTIF. TREFERENCE

FEB 22 8 24 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 398975