Bat 27-A

BOOK 8345 PAGE 875

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 43,300.00

Shirley J. Richmond
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF April 19 91

Linda S. Harris
Notary Public

MY COMMISSION EXPIRES: September 26, 1992
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Linda S. Harris, Attorney, 761 Old Hickory Blvd. Suite 305, Brentwood, TN 37027.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shirley J. Richmond		162-9A
(NAME)	(NAME)	
5510 Country Drive #49		49CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		5DU55925
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Philip Loren Monnig and Elizabeth Mae Monnig Rees and Helen C. Monnig

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shirley J. Richmond

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:

BEING Unit 49, Hickory Valley Condominiums, Phase Two, of record in Plat Book 4460, page 33, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

COVENANTS, CONDITIONS, AND RESTICTIONS AS CONTAINED IN THE MASTER DEED FOR Hickory Valley Condominiums CONDOMINIUMS AS RECORDED IN BOOK 4659, PAGE 32, REGISTER'S OFFICE FOR SAID COUNTY. By-Laws of record in Book 4659, page 38, Book 4937, page 429, Book 4842, page 979 and in Book 5606, page 663, said Register's Office.

Being the same property conveyed to Philip Loren Monnig, Elizabeth Mae Monnig Rees and Helen P. Monnig by Certificate of Order of Probate of Last Will and Testament of Herbert P. Monnig, deceased of record in Book 8162, page 509, Register's Office for Davidson County, Tennessee.

12176

IDENTIF. TREFERENCE

MAY 6 12 29 PM '91

FELIX Z. ... DAVIDSON COUNTY TN.

9503 05/06 0101 03CHECK 149.89

unimproved ( )
This is improved (X) property, known as 5510 Country Drive #49, Nashville, TN 37211
(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 hand s this 25th day of April, 19 91

Philip Loren Monnig

Helen C. Monnig By Philip Loren Monnig attorney-in-fact

Elizabeth Mae Monnig Rees By Philip Loren Monnig Attorney-in-Fact
Elizabeth Mae Monnig Rees

STATE OF TENNESSEE
COUNTY OF

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

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 13_____ .

My commission expires _____

_____
Notary Public

STATE OF ~~TENNESSEE~~
~~XXXXXXX~~ Davidson County

On this 24th day of April, 19 91, personally appeared before me, Philip Loren Monnig, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of Helen C. Monnig and Elizabeth Mae Rees Monnig and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this 24th day of April, 19 91.

NOTARY PUBLIC SEAL STATE OF MISSOURI

_____
Notary Public

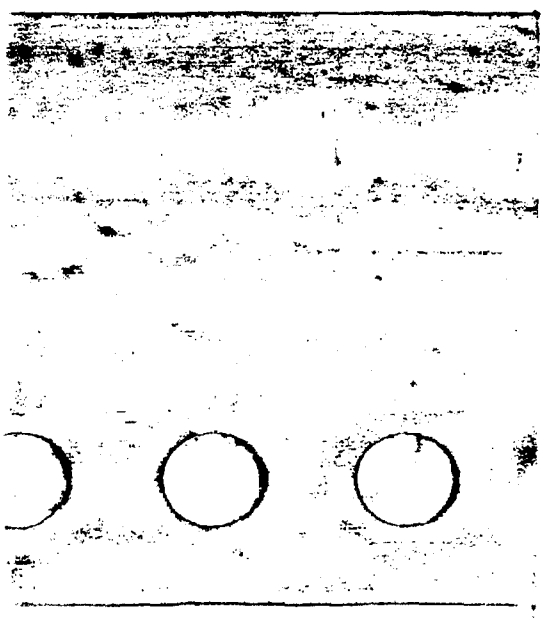
My commission expires: 5/15/93

WARRANTY DEED

FROM
Philip Loren Monnig and Elizabeth Mae Monnig Rees and Helen C. Monnig

TO
Shirley J. Richmond

RETURN TO:
Linda S. Harris, Attorney
761 Old Hickory Blvd. Suite 305
Brentwood, TN 37027





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8345 PAGE 877

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 43300.00
CON TX 142.89
PRFEE 1.00
WDEED 6.00
TOTAL 149.89
CHECK 149.89

05/06/91 01 12:29 0001 9505

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

121176

IDENTIF. REFERENCE

MAY 6 12 29 PM '91

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY TN.

No. 419147