53

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,000.00

Melissa D. Mason
Affiant

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

Carolyn [illegible]
Notary Public

MY COMMISSION EXPIRES 7/23/94
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC. 405-C OLD TWO MILE PIKE, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MELISSA D. MASON	SOVRAN MORTGAGE CORPORATION	MAP
(NAME)	(NAME)	
3009 CASA DRIVE	P.O. BOX 121999	108-07-A
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37214	NASHVILLE, TN 37212-1999	PARCEL 7
(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, THEDA C. LANCASTER, NOW BEING THEDA C. LANCASTER DYKES AND HUSBAND, LOUIS J. DYKES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MELISSA D. MASON, AN UNMARRIED PERSON

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:

A certain condominium unit and lot in Davidson County, Tennessee, described as follows: Lot No. 38, Unit No. 7, in a Horizontal Property Regime as shown on the condominium site plan of Phase I, of Sections One and Two, Patio Villa as of record in Plat Book 5300, page 145, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Theda C. Lancaster by deed of record in Book 6664, page 874, Register's Office for Davidson County, Tennessee. The said Theda C. Lancaster having since become Theda C. Lancaster Dykes.

Louis J. Dykes joins in this conveyance for the purpose of conveying any right, title or interest he may have in or to said property, marital or otherwise.

Grantee herein agrees to pay the unpaid balance of a note secured by a Deed of Trust of record in Book 6167, page 731, Register's Office for Davidson County, Tennessee; which Grantee promises to pay and to hold Grantors harmless from same.

6.3223 FIRST TENNESSEE Nov 20 8 52 AM '91

0762 11/20 0101 03CHECK 155.00

unimproved ( )
This is improved (XX) property, known as 3009 CASA DRIVE, NASHVILLE, TN 37214
(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 19th day of November 19 91

Louis J. Dykes
LOUIS J. DYKES

Theda C. Lancaster Dykes
THEDA C. LANCASTER DYKES

Melissa D. Mason
MELISSA D. MASON

DCTN01W 12/88 First Data Systems, Inc. 1-800-626-5427

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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 THEDA C. LANCASTER DYKES AND HUSBAND, LOUIS J. DYKES AND MELISSA D. MASON

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 Goodlettsville, Tennessee, this 19th day of November 19 94

Commission expires 1/23/98

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 _____ 19_____ .

My commission expires _____

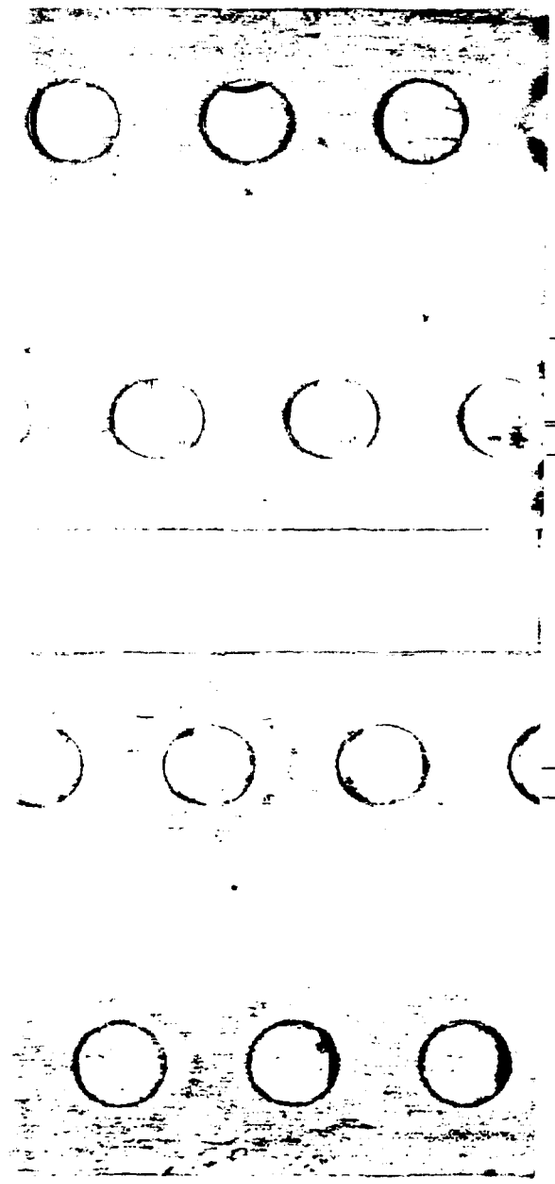
Notary Public

WARRANTY DEED

FROM

TO

RETURN TO:



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 TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 40000.00
CDN TX 148.00
PRFEE 1.00
WDEED 6.00
TOTAL 155.00
CHECK 155.00

11/20/91 01 08:54 0001 0762

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6322 3

IDENTIFICATION REFERENCE

Nov 20 8 52 AM '91

No. 477845