This Instrument Prepared By:
Stokes & Bartholomew, P.A.
424 Church Street, Suite 2800
Nashville TN 37219
Return to Box 50

BOOK 8618 PAGE 758

ADDRESS NEW OWNER:
Kawaldeep Kaur Dhillon
33rd Avenue,South, Unit 302
Nashville, TN 37212

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Union Planters National Bank, a national banking association
401 Union Street
Nashville, Tn 37219

MAP AND PARCEL:
MAP 104-06N
GROUP
PARCEL 302C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Union Planters National Bank, a national banking association, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Kawaldeep Kaur Dhillon, an unmaried person, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> A certain condominium apartment in Davidson County, Tennessee, being Unit No. 302 on the Plan of Rose Hall Condominiums of record in Plat Book 6900, page 379, said Register's Office, which amends Lots 37,38,39,40 and 41, of Bransford Realty Company's West End Avenue Place of record in Book 332, page 15, said Register's Office, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Fidelity Federal Bank, (now Union Planters National Bank) by deed from William L. Rosenberg,Successor, Trustee, of record in Book 8313, page 194, Register's Office for Davidson County, Tennessee.

This is improved property known as Rose Hall Condominiums, 302, 33rd Avenue,South, Unit 302, Nashville, TN 37212.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to 1992 property taxes, but not yet due and payable.
2. The Plan of record in 6900, page 379, said Register's Office, shows an Owner's Certificate, and an overhang easement. By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions,

options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Rose Hall Condominiums, of record in Book 7307, page 760, Register's Office for Davidson County,Tennessee, and the By-Laws appended thereto of record in Book 7307, page 769, Register's Office for Davidson County, Tennessee. Subject to the liens for any unpaid assessment and/or special assessments.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Kawaldeep Kaur Dhillon,an unmaried person, her heirs and assigns, forever; and Union Planters National Bank, a national banking association, does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and it does further covenant and bind itself, its successors 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. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 1st day of May, 1992.

7626 TIF REFERENCE 1 12 PM '92 WILSON II REGISTER DAVIDSON COUNTY, TN

UNION PLANTERS NATIONAL BANK

By: Sean D. Hart
Assistant Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said county and state, Sean D. Hart, 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 Assistant Vice President of Union Planters National Bank, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 1st day of MAY, 1992.

JUNE E. ATKINSON NOTARY PUBLIC STATE OF TENNESSEE NASHVILLE

Notary Public

My Commission Expires: 07/14/92

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 82,000.00.

AFFIANT

Subscribed and sworn to before me this 1st day of May, 1992.

JUNE E. ATKINSON NOTARY PUBLIC STATE OF TENNESSEE NASHVILLE 07/14/92

NOTARY PUBLIC

My Commission Expires: ~~9/25/93~~ 07/14/92

3759 05/05 0101 03CHECK 310.40

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8618 PAGE 760

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	82000.00
CON TX	303.40
PRFEE	1.00
WDEED	6.00
TOTAL	310.40
CHECK	310.40

05/05/92 01 13:12 0001 3759

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07.62 6.

IDENTIFICATION REFERENCE

MAY 5 1 12 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 528024