10794

File Box 38

WARRANTY DEED

BOOK 8625 PAGE 29

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DAVID FITE (NAME)	NEW OWNER(S) (NAME)	Map 129-8-A
104 Westminster Place (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 104
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	F.B. #8DZ78247

FOR AND IN 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, SARA L. FOX, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID FITE AND WIFE, JANIS FITE

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 104, together with the appurtenant interest in the common elements of Westminster Place, a horizontal property regime established by Master Deed, of record in Book 7188, page 659, amended in Book 7464, page 270, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed and being located upon Lot No. 1 on the Plan of A Subdivision Plat of Part of Lot 12 West Meade Farms of record in Plat Book 6250, page 887, amended in Book 6833, page 253, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Sara L. Fox by Quitclaim deed from Fox Builders, Inc. of record in Book 8229, Page 300, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1992 Taxes, which have been prorated and assumed by the Grantees; (2) Covenants, Conditions, Restrictions and Agreements of record in Book 7188, page 659, amended in Book 7464, page 270; (3) Charter of record in Book 7213, page 26; and (4) All matters appearing on the Plan of record in Plat Book 6250, page 887, amended in Book 6833, page 253, said Register's Office.

0 9 8 6 3

IDENTIF. REFERENCE

MAY 13 9 41 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

unimproved ( )
This is improved (XX) property, known as 104 Westminster Place, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 8th day of May, 19 92

Sara L. Fox by Gary W. Fox

SARA L. FOX

By: Gary W. Fox, Attorney-in-Fact for Sara L. Fox by Power of Attorney recorded ~~simultaneously~~ herewith.

STATE OF TENNESSEE
COUNTY OF _____

BOOK 8625 PAGE 30

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

_____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand at office, this _____ day of _____, 19 _____.

My commission expires _____ Notary Public _____

STATE OF _____
COUNTY OF _____

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

_____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ _____ 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 _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, a Notary Public in and for said County and State, GARY W. FOX, 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 SARA L. FOX, and is authorized by her to execute this instrument on her behalf.

Witness my hand, at Office, this 8th day of May, 1992.

My commission expires: 1/23/93

_____
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

_____

STATE OF TENNESSEE
COUNTY OF Davidson County

6289 05/13 0101 03CHECK 589.75

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 157,500.00

_____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF May, 19 92.

MY COMMISSION EXPIRES: 1/23/93 (AFFIX SEAL)

_____
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM SARA L. FOX, unmarried

TO DAVID FITE AND WIFE, JANIS FITE

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

10704

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

RECEIVED OF _____

FOR _____

BOOK 8625 PAGE 31

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

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 157500.00
				CON TX 582.75
				PRFEE 1.00
				WDEED 6.00
				TOTAL 589.75
				CHECK 589.75
05/13/92	01			09:41 0001 6289

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. REFERENCE 009863

MAY 13 9 42 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 530501