Book 50

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

BOOK 8627 PAGE 347

**ADDRESS NEW OWNER:**
Phyllis L. Lewis
33rd Avenue, South, Unit 304
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
GROUP
PARCEL 6N-304

## WARRANTY DEED

7254 05/15 0101 03CHECK 314.10

**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,formerly Fidelity Federal Bank, a Federal Savings Bank, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Phyllis L. Lewis, an unmarried 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. 304 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 description.

Being the same property conveyed to Fidelity Federal Bank, a Federal Savings Bank, its successors and assigns 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, 304, 33rd Avenue, South, Unit 304, 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 premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the 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.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Phyllis L. Lewis, an unmarried person, her heirs and assigns, forever; and I, , do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my 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. 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 15th day of May, 1992.

UNION PLANTERS NATIONAL BANK, a national banking

By: Sean D. Hart, Banking Officer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned 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 it executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 15th day of May, 1992.

NOTARY PUBLIC

My Commission Expires: 7/14/92

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 83,000.00.

AFFIANT

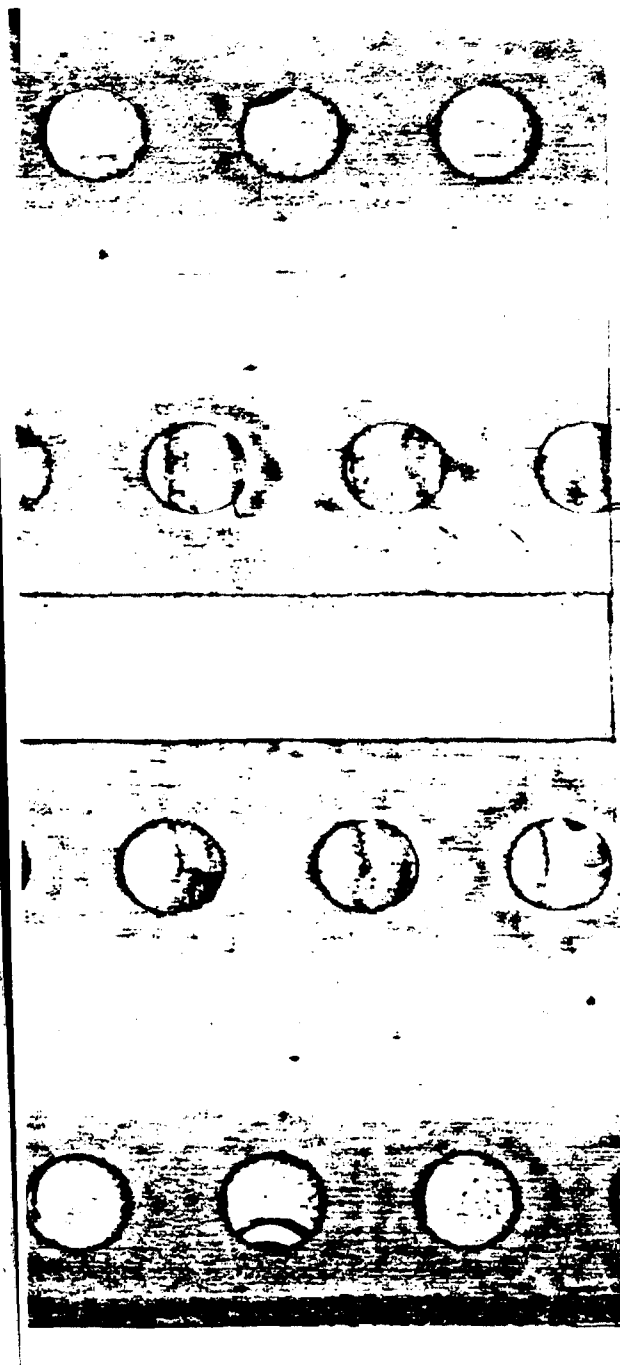
Subscribed and sworn to before me this 15th day of May, 1992.

NOTARY PUBLIC
My Commission Expires: 7/14/92

MAY 15 3 31 PM '92
FELIX A. DODSON, JR. REGISTER
DAVIDSON COUNTY TN.

IDENTIF. TREFERENCE

10716



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 8627 PAGE 349

| | | |
|---|---|---|
| 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 83000.00
CON TX 307.10
PRFEE 1.00
WDEED 6.00
TOTAL 314.10
CHECK 314.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/15/92 01 15:32 0001 7254

IDENTIF. TREFERENC

MAY 15 3 31 PM '92

FELIX Z. WILSON II REGIS
DAVIDSON COUNTY TN

"0716"

No. 531457