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

BOOK 8672 PAGE 806

**ADDRESS NEW OWNER:**
Terry N. Pefanis and Susan O. Pefanis
33rd Avenue, South
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 203C

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, 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 Feberal Savings Bank) hereinafter called the Grantors, had bargained and sold, and by these presents do transfer and convey unto Terry N. Pefanis and wife, Susan O. Pefanis, 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:

> Land in Davidson County, Tennessee, being a certain condominium apartment in Davidson County, Tennessee, being Unit No. 203 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 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, a Federal Savings 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, 203 33rd Avenue, South, 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. 1992 Property Taxes which are not yet due and payable.
2. Master Deed Establishing a Horizontaal Property Regime of Rose Hall Condominiums, of record in Book 7307, page 760.
3. By-Laws appended thereto of record in Book 7307, page 769.
4. The Plan of record in Book 6900, page 379, shows and Owner's certificate, certain minimum building setback lines and certain easement.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the

said Terry N. Pefanis and wife, Susan O. Pefanis, their heirs and assigns, forever; and Union Planters National Bank, a national banking association (formerly Fidelity Federal Bank, a Federal Savings Bank) does covenant with the said Grantees that It is the lawfully seized and possesser 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 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 8th day of July, 1992.

Union Planters National Bank, a national banking association

BY: _____
Sean D. Hart, Banking Officer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

4170 07/09 0101 03CHECK 312.40

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared SEAN D. HART, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Banking Officer of UNION PLANTERS NATIONAL BANK, a national banking association (formerly Fidelity Federal Bank, a Federal Savings Bank), the within named bargainor, and that he as such Banking Officer being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Banking Officer.

WITNESS my hand and official seal at Nashville, Tennessee, this 8th day of July, 1992.

June E. Atkinson
Notary Public

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.

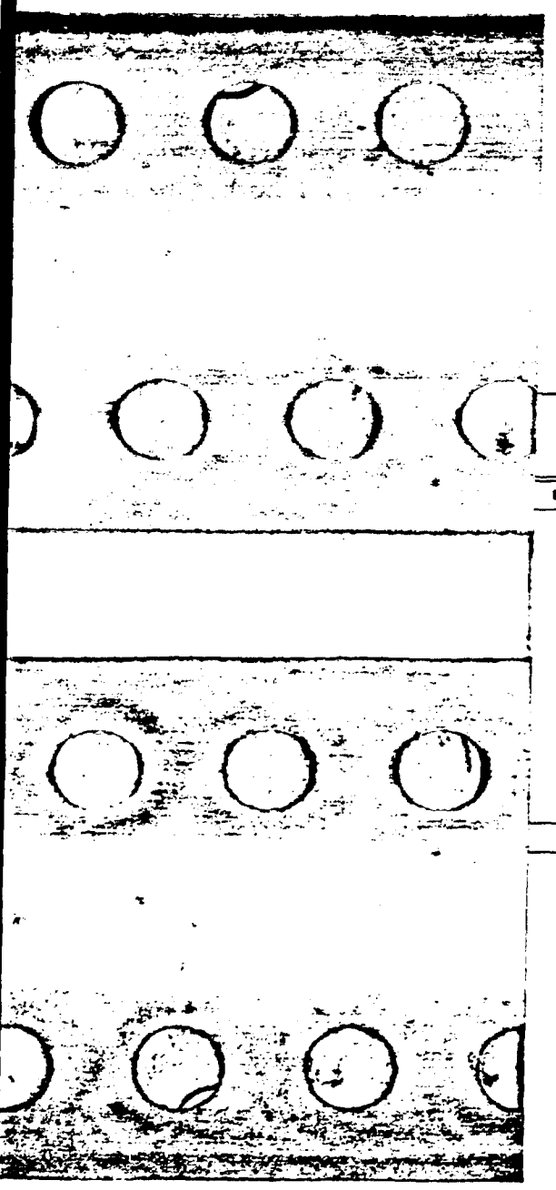
Susan O Pefanis
AFFIANT

Subscribed and sworn to before me this 8th day of July, 1992.

June E. Atkinson
NOTARY PUBLIC
My Commission Expires: 7/14/92

IDENTIF. TREFERENCE 26363

JUL 9 3 47 PM '92
FELIX A. LESCHNIZER
DAVIDSON COUNTY TN.



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

RECEIVED OF _____

FOR _____

BOOK 8672 PAGE 808

| | | |
|---|---|---|
| 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 8.00 |
| | | | | TOTAL 312.40 |
| | | | | CHECK 312.40 |
| 07/09/92 | 01 | | | 15:47 0001 4170 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

26363

IDENTIF. REFERENCE

JUL 9 3 47 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 548932