THIS INSTRUMENT PREPARED BY:
Hunter B. Short
2323 21st Ave., South
Suite 200
Nashville, TN 37212
(615) 298-3300

Mail

WARRANTY DEED

New Owner:	SEND TAX BILLS TO:	MAP & PARCEL NO.:
David A. Fox Unit 310 The Montclair 3818 West End Ave. Nashville, TN 37205	Same	Map 104-09-0-K Parcel 310

1581 08/18 0101 03CHECK 416.00

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TEN THOUSAND ($110,000.00) DOLLARS and other good and valuable consideration, David E. Wilkins hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto David A. Fox, a single person, his heirs and assigns, certain real estate in Davidson County, Tennessee as follows to-wit:

LAND in Davidson County, Tennessee, being Unit No. 310, The Montclair, as described in the Master Deed Establishing Horizontal Property Regime of the Montclair, of record in Book 7332, page 380, Register's Office for Davidson County, Tennessee, as amended by instrument of record in Book 7902, page 113, said Register's Office, together with an undivided interest in the common elements appurtenant to such Unit, as described in said Master Deed, as amended.

BEING the same property conveyed to David E. Wilkins by deed of record in Book 7928, page 491, 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 Grantee, his heirs and assigns, forever; and Grantor covenants with the said Grantee that he 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 he does further covenant and bind his heirs and assigns to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Tanya Wilkins, wife of David E. Wilkins, joins in this instrument for the sole purpose of conveying all her right, title and interest in the subject property which she has as the spouse of the Grantor.

WITNESS our hands this 14th day of August, 1992.

David E. Wilkins

David E. Wilkins

Tanya Wilkins

Tanya Wilkins

3 7 6 1 2

IDENTIFICATION REFERENCE

AUG 18 2 53 PM '92

E. A. WILSON JR. REG. STEP
DAVIDSON COUNTY, TN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned of the state and county mentioned, personally appeared David E. Wilkins and Tanya Wilkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 14 day of August, 1992.

NOTARY PUBLIC

My Commission expires: 5/25/96

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $110,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

AFFIANT

Subscribed and sworn to before me, this 14th day of August, 1992.

NOTARY PUBLIC

My Commission expires: 5/25/96

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

RECEIVED OF _____

FOR _____

BOOK 8705 PAGE 359

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 110000.00
CON TX 407.00
PRFEE 1.00
WDEED 8.00
TOTAL 416.00
CHECK 416.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/18/92 01 14:55 0001 1581

3.7.6 1.2.

IDENTIFICATION REFERENCE

AUG 18 2 53 PM '92

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

No. 561342