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

BOOK 8780 PAGE 82

ADDRESS NEW OWNER:
Stephen C. Duggan
2021 Lombardy Avenue
Nashville, Tennessee 37205

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Union Planters National Bank
401 Union Street
Nashville, Tn 37219

MAP AND PARCEL:
MAP 117-7
GROUP J
PARCEL 4

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, I, Dixie D. Sirmons, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Stephen C. Duggan, hereinafter called the Grantee, his 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, more particularly described as follows:
>
> Being Unit No. 2021 of The Kingsbridge Condominiums, a horizontal property regime established pursuant to the provisions of the Tennessee Horizontal Property Act (Tennessee Code Annotated Sections 66-27-101 through 66-27-123; herein referred to as the "Act") and the provision of the Master Deed for The Kingsbridge Condominiums of record in Book 7105, page 777, as amended in Book 7457, page 15, Register's Office for Davidson County, Tennessee, including without limitation the by-laws appended thereto of record in Book 7105, page 804, said Register's Office (collectively the "Master Deed"), to which Master Deed reference is heremade for a more complete and accurate description of said unit;
>
> Together with the undivided percentage interest in the Common Elements (as defined in the Master Deed) appertaining to said unit and all other rights, powers, privileges and interests appertaining to said unit pursuant to the Master Deed;
>
> Together with allocated parking space No. P-15, which is hereby allocated to the aforesaid unit as an inseparable appurtenances thereto as provided in the Master Deed.
>
> Being the same property conveyed to Dixie D. Sirmons by deed from Dominion Development Corporation, a Tennessee Corporation, of record in Book 7949, page 467, Register's Office for Davidson County, Tennessee.

This is improved property known as Kingsbridge Condominiums,, 2021 Lombardy Avenue, Nashville, TN 37205.

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. Taxes for 1992 a lien now due and payable.

2. Restrictions of record in Book 1109, page 353, amended in Book 1133, page 85, Register's Office for Davidson County, Tennessee.

3. Easement of record in Book 1108, page 76, and Book 1109, page 353, said Register's Office.

4. Storm Water Detention Agreement of record in Book 6763, page 357, said Register's Office.

5. The Plan of record in Book 974, page 92, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Stephen C. Duggan, his heirs and assigns, forever; and I, Dixie D. Sirmons, 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, his 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 30th day of October, 1992.

Dixie D. Sirmons

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Dixie D. Sirmons, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 30th day of October, 1992.

NOTARY PUBLIC

My Commission Expires: 5/25/96

IDENTIFICATION REFERENCE
NOV 6 4 16 PM '92
A.Z. WILLIAMS REGISTER
DAVIDSON COUNTY, TN
2184

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

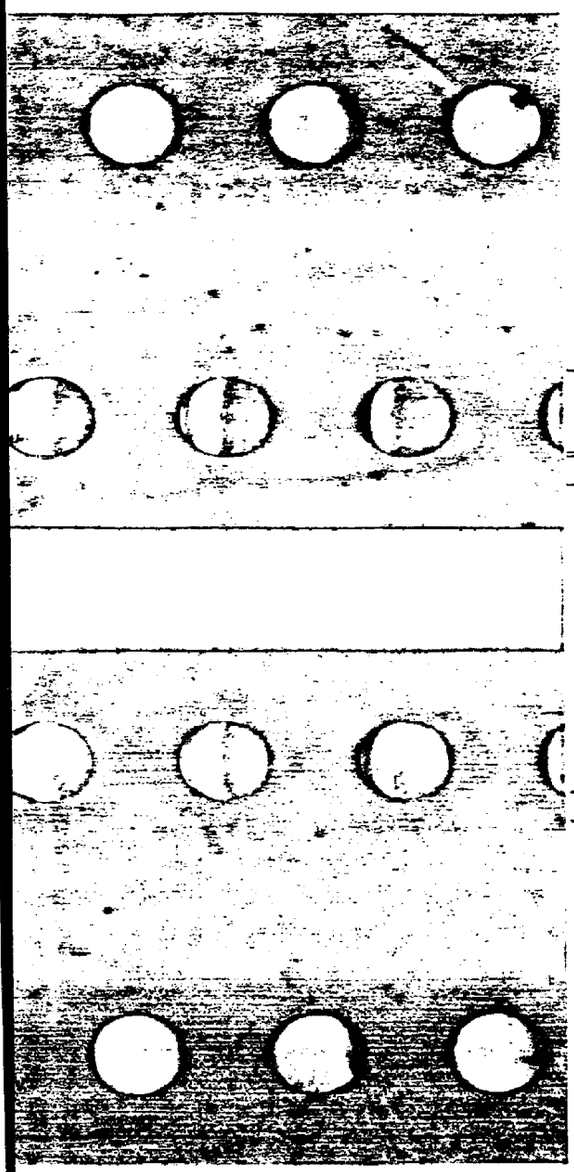
The actual value or consideration, whichever is greater, for this transfer is $ 119,000.00.

AFFIANT

Subscribed and sworn to before me this 30th day of October, 1992.

NOTARY PUBLIC
My Commission Expires: 5/25/96

438811/06 0101 02CHECK 449.30



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

RECEIVED OF _____

FOR _____

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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	
				119000.00
			CON TX	440.30
			PRFEE	1.00
			WDEED	8.00
			TOTAL	449.30
			CHECK	449.30
11/06/92	01		16:14 0001	4380

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6211844

IDENTIFICATION REFERENCE

Nov 6 4 16 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 588223