File 11388 File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

BOOK 8865 PAGE 646

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
WILLIAM N. DEARBORN	NEW OWNERS	Map 131-9-B
(NAME)	(NAME)	
100 Sheffield Court		Parcel 10
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37215		F.B. 7DA90334
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, LILLIAN M. NEWPORT, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM N. DEARBORN AND WIFE, VICTORIA W. DEARBORN

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. 10, together with the appurtenant interest in the common elements of Sheffield Condominiums, Phase II, a horizontal property regime established by Master Deed, of record in Book 5996, page 812, Register's Office for Davidson County, Tennessee, and being located upon Lot No. 5 on the Plan of Sheffield Condominiums Phase II of record in Plat Book 5200, page 474, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William T. Newport, Jr. and wife, Lillian M. Newport by deed from Thomas H. Sublette and wife, Nancy Sublette of record in Book 7563, page 294, said Register's Office. William T. Newport, Jr. has since conveyed his interest in said property to Lillian M. Newport by Quitclaim Deed of record in Book 8206, page 153, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1993 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 5996, page 807, amended in Book 6010, page 663; (3) Covenants, Conditions, Restrictions and Agreements of record in Book 5996, page 812; (4) Easements of record in Book 6229, page 481, and in Book 4384, page 438; and (5) All matters appearing on the Plan of record in Plat Book 5200, page 474, said Register's Office.

William T. Newport, Jr., spouse of Lillian M. Newport, joins in the execution of this instrument for the purpose of conveying any interest he may have in the subject property by virtue of his marriage to the said Lillian M. Newport.

unimproved ( )
This is improved (XX) property, known as 100 Sheffield Court, Nashville, Tennessee 37215

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 11th day of February, 19 93

Lillian M. Newport
LILLIAN M. NEWPORT

William T. Newport, Jr.
WILLIAM T. NEWPORT, JR.

BOOK 8865 PAGE 647

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State. LILLIAN M. NEWPORT and WILLIAM T. NEWPORT, JR.

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

Witness my hand at office, this 11th day of February, 19 93.

My commission expires 11/20/96 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 _____

9257.8

IDENTIFICATION

FEB 16 9 58 AM '93

CLIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 285,000.00

William N. Dearborn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF February, 19 93.

MY COMMISSION EXPIRES: 11/20/96 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

LILLIAN M. NEWPORT

TO

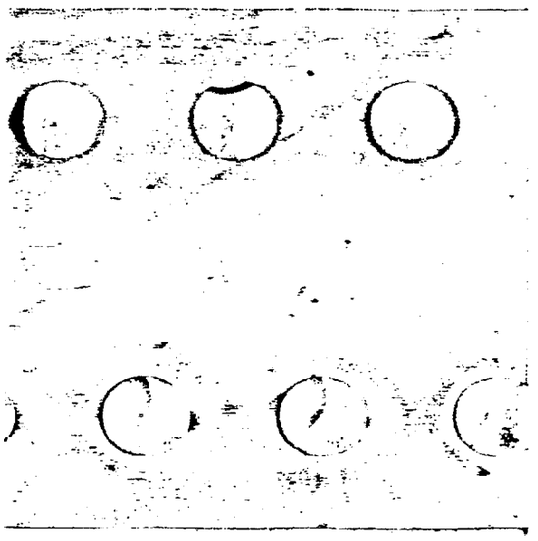
WILLIAM N. DEARBORN AND WIFE,
VICTORIA W. DEARBORN

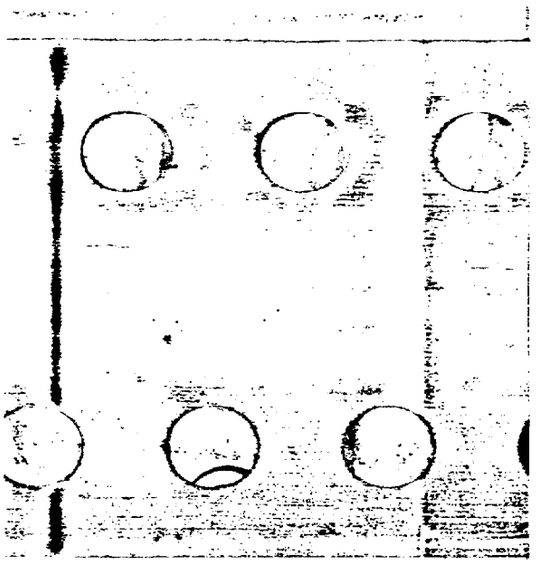
3992 02/16 0101 03CHECK 1063.50

PLEASE RETURN TO:

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

[redacted]





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8865 PAGE 648

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	
				285000.00
			CON TX	1054.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	1063.50
			CHECK	1063.50
02/16/93	01		09:57 0001	3892

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

925 7.8

IDENTIFI REFERENCE

FEB 16 9 58 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 621528