8872

BOOK 8872 PAGE 563 File in Box No. 14

8756-2

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 81,010.89

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF February 19 93

Notary Public

MY COMMISSION EXPIRES: 7/24/93
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

CHERNAU, MILAM & WEISS, P.C., 424 Church Street, Suite 1350, Nashville, TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KATHLEEN E. MARCOTTE (NAME)	FIRST TENNESSEE BANK, (NAME)	MAP 142-07-0-D
213 Wynbrook Court (ADDRESS)	P. O. Box 474 (ADDRESS)	PARCEL 213
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Memphis, Tennessee 38101-0474 (CITY) (STATE) (ZIP)	FB NO. 09D-80682

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, WE, SCOTT J. STRANDELL AND WIFE, LINDA M. STRANDELL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KATHLEEN E. MARCOTTE, UNMARRIED

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:

BEING Unit No. 213 on the Plan of Wynbrook Condominiums, as of record in Book 7285, Page 956 and marked as Exhibit "A" of the Master Deed of Wynbrook Condominiums, together with the undivided percentage interest in the Common Elements appurtenant to said unit, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Scott J. Strandell and wife, Linda M. Strandell, by Deed from Gregory W. Troupe and wife, Joy W. Troupe, of record in Book 7752, Page 102, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject 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, 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 building 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 Wynbrook Condominiums, of record in Book 7285, Page 918, amended in Book 7507, Page 271; Restrictive Covenants of record in Book 6519, Page 458, amended in Book 6529, Page 560; By-Laws of record in Book 7285, Page 957, and taxes for the current year which have been assumed by the Grantee(s) herein.

"THIS INSTRUMENT IS BEING PREPARED SOLELY FROM INFORMATION PROVIDED BY THE PARTIES TO THE TRANSACTION."

LEGAL CONTINUED PAGE TWO

unimproved ( )
This is improved (X) property, known as 213 Wynbrook Court, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their 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 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 23rd day of February, 19 93

Scott J. Strandell
SCOTT J. STRANDELL

Linda M. Strandell
LINDA M. STRANDELL

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named SCOTT J. STRANDELL AND WIFE, LINDA M. STRANDELL

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 23rd day of February 19 93.

Commission expires 7/4/93

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

LEGAL CONTINUED FROM PAGE ONE

AS part of the above consideration, the Grantee(s) herein assume and agree to pay the unpaid balance owing on a certain Note executed by Scott J. Strandell and wife, Linda M. Strandell to First Tennessee Bank, National Association in the original principal amount of $80,800.00, of record in Book 7405, Page 321, Register's Office for Davidson County, Tennessee.

9 5 0 7 8

IDENTIFICATION REFERENCE

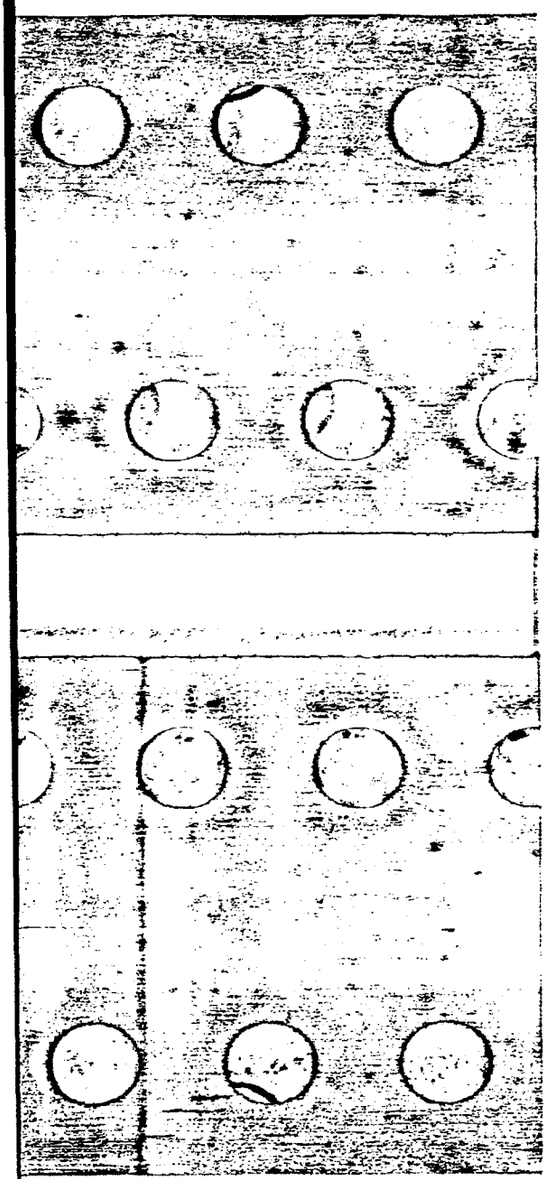
FEB 24 12 57 PM '93

CLIX G. WILSON II REGISTER
DAVIDSON COUNTY, TN

6679 02/24 0101 03CHECK

308.70

DCTN01W



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

RECEIVED OF _____

FOR _____

BOOK 8872 PAGE 565

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 81010.89
				CON TX 299.70
				PRFEE 1.00
				WDEED 8.00
				TOTAL 308.70
				CHECK 308.70
			02/24/93 01	12:56 0001 6679

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95 0 7 8

IDENTIFICATION REFERENCE

FEB 24 12 57 PM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.624285