Box 50
E

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50

BOOK 9062 PAGE 814

ADDRESS NEW OWNER:
Wesley Page Poole
117 Westerly Drive
Nashville, Tennessee 37221

SEND TAX BILL:
Mortgagee

MORTGAGEE:
Chemical Mortgage Company
200 Old Wilson Bridge Road
Worthington, Ohio 43085-8500

MAP AND PARCEL:
MAP 142
GROUP 7A
PARCEL 117

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, we, Michael F. Sparta and wife, Elizabeth K. Sparta, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Wesley Page Poole, 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, being Unit No. 117, of Willow Pointe Condominiums Created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6772, page 257, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the Plat of Willow Pointe Condominiums set forth as Exhibit "A" of said Master Deed, for a more complete identification and description of said Unit.
>
> Being the same property conveyed to Michael F. Sparta and wife, Elizabeth K. Sparta by deed from Investment Building Group, a Tennessee General Partnership, as of record in Book 7086, page 322, Register's Office for Davidson County, Tennessee.
>
> It is understood that part of the consideration for the transfer of the property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage to Atlantic Coast Mortgage Company, of record in Book 7086, page 325, Register's Office for Davidson County, Tennessee, as assigned to Chemical Mortgage Company, of record in Book 7086, page 331, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the Grantee. Additionally, a vendor's lien is hereby retained by Grantor to secure such agreement by Grantee.

This is improved property known as 117 Westerly Drive, Nashville, TN 37221.

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. Subject to [illegible] property taxes which are not yet due and

payable.

2. The premises herein insured is a condominium apartment established pursuant 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, as amended, 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 buildings 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 Willow Pointe Condominiums, of record in Book 6772, page 257, as amended in Book 8867, page 283 Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto of record in Book 6772, page 297, 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 Wesley Page Poole, his heirs and assigns, forever; and we, Michael F. Sparta and wife, Elizabeth K. Sparta, do covenant with the said Grantee 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 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 our hands this the 23rd day of August, 1993.

Michael F Sparta
Michael F. Sparta

Elizabeth K. Sparta By Michael F Sparta, Attorney-in-Fact
Elizabeth K. Sparta
By Michael F. Sparta, Attorney-in-Fact

Wesley Page Poole
Wesley Page Poole

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Michael F. Sparta, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 23rd day of August, 1993.

June E. Atkinson
NOTARY PUBLIC

My Commission Expires:
7/27/96

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 Michael F. Sparta, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Elizabeth K. Sparta as her Attorney-In-Fact, as the free act and deed of the within named Elizabeth K. Sparta. Witness my hand and official at Nashville, Tennessee, 23rd day of August, 1993.

June E. Atkinson
NOTARY PUBLIC

My Commission Expires: 7/27/96

STATE OF Florida
COUNTY OF Collier

Persoanlly appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Wesley Page Poole, the bargainor, with whom I am personally acquainted (or who proved to me upon satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal, at office this 24th day of August, 1993.

R Hurley
NOTARY PUBLIC

My commission expires:

JOHN R. HURLEY
MY COMMISSION # CC 175130
EXPIRES: January 21, 1996
Bonded Thru Notary Public Underwriters

STATE OF Tennessee)
COUNTY OF Davidson ,

The actual value or consideration, whichever is greater, for this transfer is $ 68,132.42.

Rhonda M Zh
AFFIANT

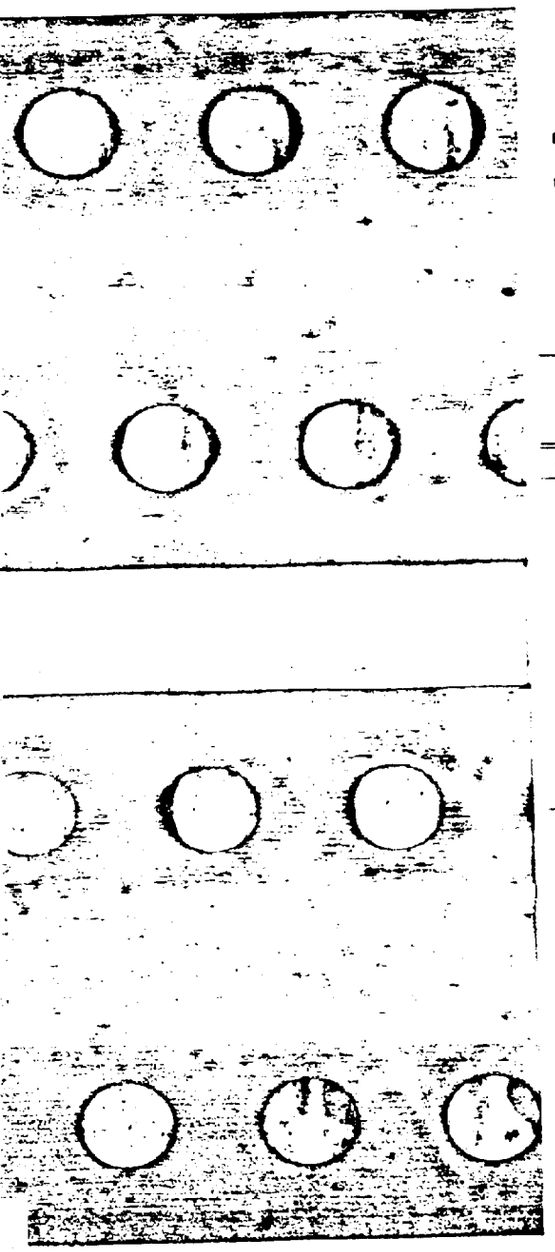
Subscribed and sworn to before me this 23rd day of August, 1993.

June E. Atkinson
NOTARY PUBLIC
My Commission Expires: 7/27/96

5811 08/30 0101 030HECK

57401
IDENTIF. ↑ REFERENCE

93 AUG 30 PM 3:10
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9062 PAGE 817

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 68132.42
CON TX 251.97
PRFEE 1.00
WDEED 12.00
TOTAL 264.97
CHECK 264.97

08/30/93 01 15:10 0001 5611

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

57401
IDENTIF. & REFERENCE

93 AUG 30 PM 3:10
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 691888