74285

IDENTIF. & REFERENCE

WARRANTY DEED

93 OCT 15 AM 8:02

REGISTER
DAVIDSON COUNTY, TN.

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2323 Crestmoor Rd.,
Nashville, TN 37215

BOOK 9115 PAGE 587

THIS INDENTURE, made and entered as of the **30th** day of **September, 1993** by and between

Jacqueline Phillips, and husband, and Eldon E. Wilkerson ,

hereinafter referred to as Grantor, and

Barry C. Westbrook, an unmarried person ,

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of , State of Tennessee:

Unit No. R-3, together with the Carport designated No. R-3, in River Plantation, Section Two, A Condominium, a Horizontal Property Regime, located on Plantation Court, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantations, Section Two condominium Apartments, recorded in Book 4460, pages 136 and 137, of the Register's Office for Davidson County, Tennessee, and described in a Master Deed, recorded in Book 4661, page 374, of the Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of River Plantation, Section Two, Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 4661, page 374, of the Register's Office of Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein. Also incorporated herein are the amended by-laws of record in Book 4691, Page 906, said Register's Office.

Being the same property conveyed to Jacqueline Phillips, by deed from Calvin C. Nielson and wife, Ann S. Matthes Nielson of record in Book 6309, page 582, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

This conveyance is subject to Plan of record in Book 4460, page 136 and 137, Register's Office, Davidson County, Tennessee.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever 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 the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Jacqueline Phillips
Jacqueline Phillips

Eldon E Wilkerson
Eldon E. Wilkerson

INDIVIDUAL

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Jacqueline Phillips, and husband, and Eldon E. Wilkerson** , the within named bargainors, 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, at office, this **30th** day of **September, 1993.**

Notary Public

Commission Expiration: 11-25-94

ATTORNEY IN FACT

STATE OF &STATE*)
COUNTY OF Davidson)

Before me, personally appeared Jacqueline Phillips, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Eldon E. Wilkerson, and acknowledged that he/she executed the same as the free act and deed of said Eldon E. Wilkerson.

Witness my hand, at office, this 30th day of Septemb, 19 93.

Notary Public

Commission Expiration: 11-25-94

STATE OF Tennessee
COUNTY OF Davidson

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$88,900.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **30th** day of **September, 1993.**

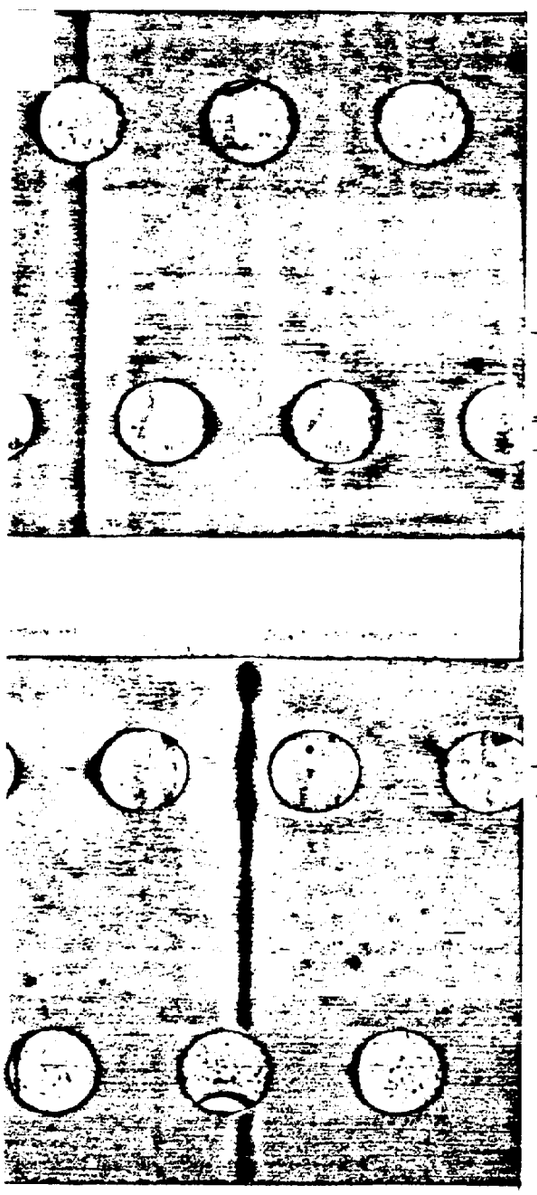
Notary Public

Commission Expiration: 11-25-94

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

2056 10/1 01 CHECK

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
Anderson & Jordan Escrow Company, Inc. 2323 Crestmoor Rd. Nashville, TN 37215	Sears Mortgage Corp. 440 N. Fairway Drive Vernon Hills IL	500 Plantation Court, #R-3 Nashville, TN 37221-2503 MAP PARCEL NUMBER 142-5-A-103co



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

RECEIVED OF _____

FOR _____

BOOK 9115 PAGE 590

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 88900.00
				CON TX 328.93
				PRFEE 1.00
				WDEED 12.00
				TOTAL 341.93
				CHECK 341.93
			10/15/93 01	08:02 0001 2056

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

74285
IDENTIF. & REFERENCE

93 OCT 15 AM 8:02
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 709914