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

ADDRESS NEW OWNER:
Tamara Elizabeth Rudolph
3000 Hillsboro Road, Unit 63
Nashville, Tennessee 37215

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Union Planters National Bank,
a national banking association
401 Union Street
Nashville, Tn 37219

MAP AND PARCEL:

MAP	117
GROUP	3A
PARCEL	63

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, J. Lynette Gabryluk, an unmarried person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Tamara Elizabeth Rudolph, an unmarried person, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> A certain condominium apartment in Davidson County, State of Tennessee, described as follows, to-wit:
> Unit No. 63 in a Horizontal Property Regime, which is located on the Plan of Versailles Apartments, Condominium Apartments, of record in Book 5050, page 80, Register's Office for said County, to which reference is made.
>
> Being the same property conveyed to J. Lynette Gabryluk,an unmarried person by deed from Rodney E, Kirk, unmarried, as of record in Book 6240, page 377, Register's Office for Davidson County, Tennessee.

This is improved property known as 3000 Hillsboro Road, Unit 63, Nashville, TN 37215.

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 1993 property taxes which have been paid.
2. The Plan of record in Book 5050, page 80, said Register's Office, shows an Owner's Certificate, certain setback lines and easements and a note stating drive areas are not dedicated but are reserved to the owners, reference to said plat is heremade for the location and dimensions.
3. The Plan of Versailles Apartment of record in Book 5050, page 80, Register's Office for Davidson County, Tennessee, shows two ingress and egress easements to Versailles Apartment. By an instrument of record in Book 5221, page 681, Register's Office for Davidson County, Tennessee, said easements were clarified and the terms and conditions of the grants were set out and described, including but not limited to the reservation of right to relocate the easement shown on said plan as "Hillsboro Land Ltd. No. 1".
4. Easement to Metro for Sanitary Sewer and/or Storm drainage of record in Book 3531, page 592, and in Book 4158, page 34, Register's Office for Davidson County, Tennessee.
5. Master Deed Establishing a Horizontal Property Regime of Versilles Townhomes Homeowner's Association, as of record in Book 5169, page 944, and the By-Laws appended thereto of

record in Book 5168, page 961, amended in Book 5589, page 367, and amended in Book 5659, page 641, and re-recorded in Book 5667, page 375, Register's Office for Davidson County, Tennessee.

6. Easement for access roads or driveways and for parking of record in Book 4240, page 209, 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 Tamara Elizabeth Rudolph, an unmarried person, her heirs and assigns, forever; and I, J. Lynette Gabryluk, an unmarried person, 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, her 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.

79548

IDENTIF. & REFERENCE

93 OCT 29 AM 11:12 ... REGISTER DAVIDSON COUNTY, TN.

Witness my hand this the 27th day of October, 1993.

J. Lynette Gabryluk

J. Lynette Gabryluk

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named J. Lynette Gabryluk, an unmarried person, 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 27th day of October, 1993.

June E. Atkinson

NOTARY PUBLIC

My Commission Expires: 7/27/96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 72,000.00.

Tamara Elizabeth Rudolph

AFFIANT

Subscribed and sworn to before me this 27th day of October, 1993.

June E. Atkinson

NOTARY PUBLIC
My Commission Expires: 7/27/96

7725 10/29 0101 03CHECK 275.40



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

RECEIVED OF _____

FOR _____

BOOK 9132 PAGE 37

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 72000.00
				CON TX 266.40
				PRFEE 1.00
				WDEED 8.00
				TOTAL 275.40
				CHECK 275.40
			10/29/93 01	11:12 0001 7725

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

79548
IDENTIF. ◄ REFERENCE

93 OCT 29 AM 11: 12
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 715531