| [ ADDRESS NEW OWNER: ] | SEND TAX BILL TO: | MAP-PARCEL NOS. |
|---|---|---|
| [ Mary Deborah Talley | Fleet Mortgage Corp. | MAP and PARCEL |
| [ 5510 Country Drive #123 | Attn: Tax Dept. | |
| [ Nashville, TN 37211 | 11200 W. Parkland Avenue | 162-09-0-A-123.00 |
| | Milwaukee, WI 53224 | |

[ This instrument prepared by: Cindy S. Smith, Attorney, Royal Elm Office Park
[ 2605 Elm Hill Pike, Suite C, Nashville, Tennessee 37214 (Davidson County - Box 27B)

# WARRANTY DEED

93 11 15 0101 03CHECK 280.95

**FOR AND IN CONSIDERATION** of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Jerry E. Steffno and Peggy R. Steffno, husband and wife** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Mary Deborah Talley, unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

**Land in Davidson County, Tennessee, being a certain Condominium Apartment described as follows, to-wit:**

**Townhouse No. 123, Building No. 21, in a Horizontal Property Regime, as shown on the Plan of Hickory Valley Condominiums, Phase 2, as of record in Book 4460, Page 133, Register's Office for said County, to which reference is here made.**

**This conveyance is made subject to all provisions, including without limitation all conditions, convenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed of record in Book 4659, Page 32, as amended in Book 4937, Page 429, said Register's Office; the By-Laws for the administration of the building, easements, rights and interests 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 condominium and buildings thereon; and also subject to the provisions and requirements of the laws of the State of Tennessee respecting the establishment of Horizontal Property Regimes.**

**Being the same property conveyed to Jerry E. Steffno and wife, Peggy R. Steffno by quitclaim deed from John T. Cook, Trustee, of record in Book 8700, Page 914, see also warranty deed of record in Book 5019, Page 100, Register's Office Davidson County, Tennessee.**

**This is property with a common address of 5510 Country Drive #123, Nashville, TN 37211.**

**CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantors; 2) The Plan of Record in Book 4460, Page 133, said Register's office and all matters therein; 3) By-Laws and Restrictive Covenants of record in Master Deed in Book 4659, Page 32, as amended in Book 4937, Page 429, said Register's office.**

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

[ STATE OF TENNESSEE
[ COUNTY OF Davidson
[ The actual consideration or value, whichever is greater for this
[ transfer is $73,500.00
[
[ Affiant
[ Subscribed and sworn before me this 12th day of November, 1993.
[
[ My Commission Expires: 7/23/94 Notary Public

**TO HAVE AND TO HOLD** the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. BOOK 9151 PAGE 764

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

**IN WITNESS WHEREOF**, the Grantors have caused this Deed to be executed this **12th** day of **November, 1993**.

Jerry E. Steffno

Peggy R. Steffno

**STATE OF TENNESSEE**
**COUNTY OF Davidson**

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Jerry E. Steffno and Peggy R. Steffno, husband and wife** , with whom I am personally acquainted, or who 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 , Tennessee, this **12th** day of **November, 1993**.

**Notary Public**
**My Commission Expires:** 7/28/94

**STATE OF TENNESSEE**
**COUNTY OF Davidson**

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named , with whom I am personally acquainted, and who acknowledged that (s)he executed the within instrument for the purposes therein contained, and who further acknowledged that (s)he is the Attorney-In-Fact of , and is authorized by to execute this instrument on his/her behalf.

Witness my hand and official seal at , Tennessee, this **12th** day of **November, 1993.**

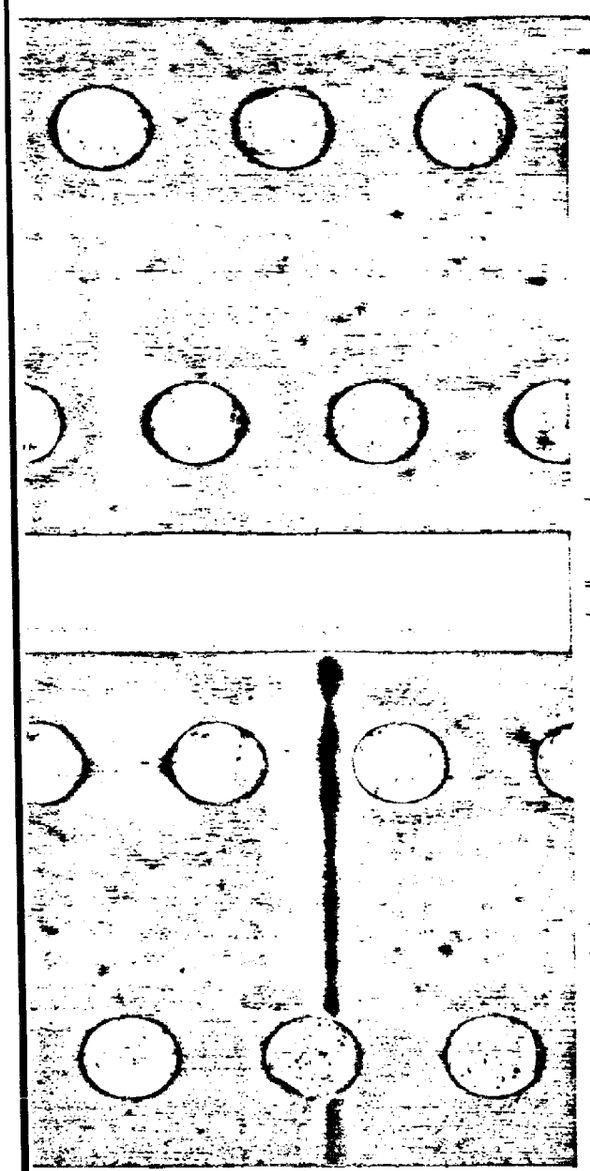
**Notary Public**
**My Commission Expires:**

85668
IDENTIFICATION REFERENCE

File No. 9311-18

93 NOV 15 AM 11:18

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.



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

RECEIVED OF _____

FOR _____

BOOK 9151 PAGE 705

| | | |
|---|---|---|
| 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 73500.00
CON TX 271.95
PRFEE 1.00
WDEED 8.00
TOTAL 280.95
CHECK 280.95

11/15/93 01 11:18 0001 8298

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

85668
IDENTIFICATION REFERENCE

93 NOV 15 AM 11:18
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No.** 722082