Bk 52

BOOK 9294 PAGE 449

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 88,000.00

Mary F. Beauregard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
28th DAY OF March 19 94

Judith Ward
Notary Public

MY COMMISSION EXPIRES: 5-15-95
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Lehman Land Title, Inc., 5211 Maryland Way, Suite 1060, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary F. Beauregard (NAME)	Mortgage Broker Financial Co (NAME)	142-09-0-E-
1368 General George Patton Road (ADDRESS)	2995 Wilderness Place, Suite 10 (ADDRESS)	154.00 CO
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	Boulder, CO 80301 (CITY) (STATE) (ZIP)	

FOR AND 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, Ryland L. Hoskins and wife, Laetitia K. Hoskins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mary F. Beauregard

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:

Land in Davidson County, Tennessee, being Unit No. 1368, together with the Carport designated No. 1368-C, in River Plantation, Section Seven, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, and General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Seven, Condominium Apartments, recorded in Book 5200, pages 705 and 706, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 6226, page 9, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section Seven, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 6226, page 9, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Ryland L. Hoskins and wife, Laetitia K. Hoskins by deed from H. Wayne Morrison and wife, Barbara E. Morrison, of record in Book 7110, page 49, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ( )
This is improved (X) property, known as 1368 General George Patton Road, Nashville, Tennessee 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 28th day of March 19 94

Ryland L. Hoskins

Laetitia K. Hoskins

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ryland L. Hoskins and wife, Laetitia K. Hoskins

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 Brentwood, Tennessee, this 28th day of March 19 94

Commission expires 5-15-95

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, and 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

33201

IDENTIFY BY REFERENCE

94 MAR 30 AM 10:47

FELIX E. DELAPLAINE REGISTER
DAVIDSON COUNTY, TN.

7703 03/30 0101 03CHECK 334.60

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

RECEIVED OF _____

FOR _____

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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 ~~88000.00~~
				CON TX 325.60
				PRFEE 1.00
				WDEED 8.00
				TOTAL 334.60
				CHECK 334.60
			03/30/94 01	10:48 0001 7703

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

33201
IDENTIF. A REFERENCE

94 MAR 30 AM 10: 47
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 772991