PREPARED BY (AND RETURN TO):
**WILKINS & IVEY,** Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (ljh) (Title No: 34892)
Dav. Co. File: Box 8

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 7/27/96

**State of Tennessee**
**County of Davidson**
The actual consideration or value, whichever is greater, for this transfer is: $ 124000.00

Joan M. McFarland
Affiant

Sworn and subscribed before me this 31st day of March, 1994.

Notary Public

My Comm. Expires:

| ADDRESS NEW OWNER: | RESPONSIBLE FOR PAYMENT OF TAXES: | MAP-PARCEL NUMBERS |
|---|---|---|
| Joan M. McFarland<br>204 Windsor Terrace Drive<br>Nashville, TN 37221 | Union Planters National Bank<br>401 Union Street<br>Nashville, TN 37219-2588 | 143-1-A-204 |

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Stephen J. McCarthy and spouse, Anne W. McCarthy,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Joan M. McFarland, a single person,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 204 on the Plan of Windsor Terrace Condominiums, of record in Book 6250, page 869 and as shown as Exhibit C to the Master Deed of record in Book 7150, page 921, as amended in Book 7436, page 667, and rerecorded in Book 7464, page 297, all in Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by this reference thereto.

Being the same premises conveyed to Stephen John McCarthy and wife, Anne Walker McCarthy by deed from Martha Suzanne Hartness Gwaltney of record in Book 8654, page 158, Register's Office for Davidson County, Tennessee.

**Description Reference:** Described from information contained in recorded condominium documents.

This conveyance is subject to Master Deed and By-Laws, which contain restrictive covenants and other matters of record in Book 7150, page 921, Book 7436, page 667, Book 7464, page 297, and any and all matters shown on the herein referenced Plan of record in said Register's Office.

38140 IDENTIF. & REFERENCE
APR 12 AM 10:23
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

3066 04/12 0101 03CHECK 467.80

**This is improved property, known as:** 204 Windsor Terrace Drive, Nashville, TN 37221

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsbever.

**WITNESS THE EXECUTION HEREOF** this 31st day of March, 1994.

Stephen J. McCarthy

Anne W. McCarthy

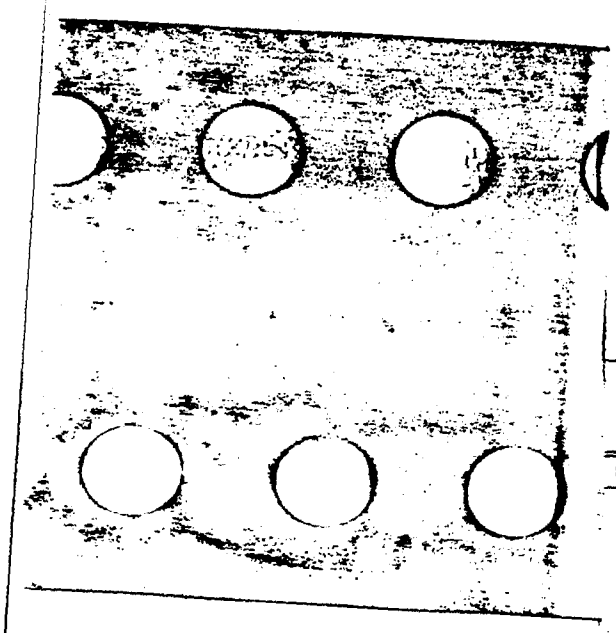
**State of Tennessee**
**County of Davidson**

On this 31st day of March, 1994, before me the undersigned authority, personally appeared **Stephen J. McCarthy** and **Anne W. McCarthy**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 7/27/96

Notary Public



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

RECEIVED OF _____

FOR _____

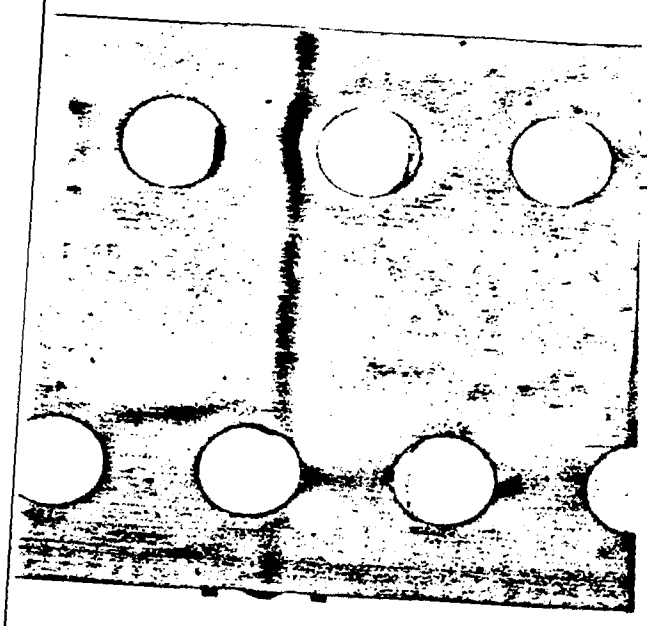
BOOK 9309 PAGE 451

| | | |
|---|---|---|
| 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 | |
| | | | | 124000.00 |
| | | | CON TX | 458.80 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | TOTAL | 467.80 |
| | | | CHECK | 467.80 |

04/12/94 01 10:24 0001 3066

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



38140
IDENTIF. A REFERENCE

94 APR 12 AM 10:23
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No.** 778281