40708

IDENTIF. # REFERENCE

94 APR 19 PM 1:41

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

BOOK 9316 PAGE 798

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,000.00

Eunice Y. Lee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF April 1994.

Marian Brittain
Notary Public

MY COMMISSION EXPIRES: 7-28-97

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

THIS INSTRUMENT WAS PREPARED BY

RANDLE W. HILL JR. 115 Public Square, Gallatin, TN. 37066
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
EUNICE Y. LEE (NAME)	EUNICE Y. LEE (NAME)	64-12A-912
912 Old Fountain Place (STREET ADDRESS OR ROUTE NUMBER)	912 Old fountain Place (STREET ADDRESS)	
Hermitage, TN. 37076 (CITY) (STATE) (P. O. ZIP)	Hermitage, TN. 37076 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ~~TEN DOLLARS~~ $55,000.00, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE~~, I, AGNES O. CURTIS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO EUNICE Y. LEE

HEREINAFTER CALLED THE GRANTEES, ~~THEIR~~ 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, Tennessee, being Unit No. 912, of Fox Run Condominiums, Section 2, as of record in Book 5200, Page 148, Register's Office for said County, to which reference is hereby made for a more complete and accurate description of said Unit. BEING the same property conveyed to Agnes O. Curtis by Quitclaim Deed from Leona Oglesby, of record in Book 6355, Page 302, said Register's Office. CONVEYANCE of such property made expressly subject to the following: (1) The Plan of record in Book 5200, Page 148, said Register's Office, shows an Owner's Certificate, and certain easements and setback lines; (2) The premises herein is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seg. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest 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 regime and building thereon; and also including without limitations all conditions, covenants, restrictions , options, burdens, liens, assessments and other undertakings contained in the Master Deed as of record in Book 5535, Page 713, Register's Office for Davidson County, Tennessee; (3) Taxes for the current year which have been prorated and the payment of which has been assumed by the grantee.

Note: Agnes O. Curtis is one and the same person as Billie Curtis.

This is unimproved ( ) improved (X) property, known as 912 Old Fountain Place, Hermitage, Tennessee 37076
(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 My hand on this 19th day of April, 19 94

Agnes O. Curtis
AGNES O. CURTIS
Grantor

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

STATE OF TENNESSEE
Davidson County

BOOK 9316 PAGE 799

Personally appeared before me, Marjorie Brittain, a Notary Public in and for said County and State, the within named AGNES O. CURTIS

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 instrument for the purposes therein contained.

Witness my hand and official seal at Hermitage, Tennessee, this 19th day of April, 1994.

Commission Expires 7-26-97

Marjorie Brittain Notary Public

MARJORIE BRITTAIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

Commission Expires _____ _____ Notary Public

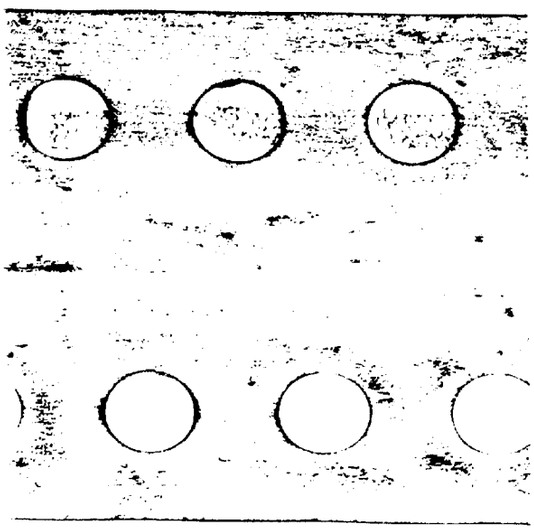
5829 04/19 0101 03CHECK 212.50

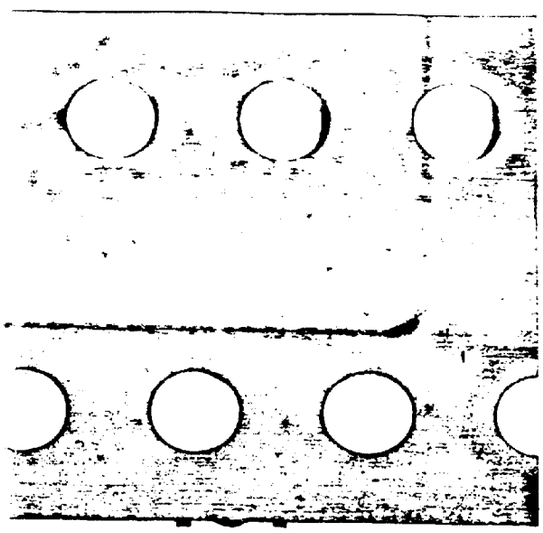
WARRANTY DEED

FROM
AGNES O. CURTIS

TO
EUNICE Y. LEE

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9316 PAGE 800

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	55000.00
CON TX	203.50
PRFEE	1.00
WDEED	8.00
TOTAL	212.50
CHECK	212.50

04/19/94 01 13:42 0001 5829

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

40708
IDENTIF. # REFERENCE

94 APR 19 PM 1:41

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

No. 781002