# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 38,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF July 19 94

Notary Public

MY COMMISSION EXPIRES: September 24, 1994
(AFFIX SEAL)

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**THIS INSTRUMENT WAS PREPARED BY**

SECURITY ESCROW & TITLE CO., 2323 21st Avenue South, Ste. 200, Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Deborah G. Ignatz | NATIONAL MORTGAGE COMPANY | MAP 129-15-0A |
| (NAME) | (NAME) | |
| 21 Vaughns Gap Road, Unit 123 | 4041 Knight Arnold Road | PARCEL 123 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tennessee 37205 | Memphis, Tennessee 38118 | |
| (CITY) (STATE) (ZIP) | (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, H. M. Properties, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Deborah G. Ignatz

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. 123 of Belle Meade Highlands Condominium, as established by the Master Deed establishing Belle Meade Highlands Condominium of record in Book 7091, Page 302, Register's Office for Davidson County, Tennessee. Reference is hereby made to the plat of Belle Meade Highlands Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete description and identification of said Unit.

Being part of the same property conveyed to H M Properties, Inc., a Tennessee corporation, by Warranty Deed from Metropolitan Federal Savings and Loan Association, a federally chartered savings and loan association, of record in Book 8075, Page 131, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Master Deed of record in Book 7091, Page 302, Register's Office for said County.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

74545

REGISTER'S OFFICE
94 JUL 25 AM 11:13
DAVIDSON COUNTY, TN

PICK-UP

0560 07/25 0101 03CHECK 152.93

unimproved ( )
This is improved ( X ) property, known as 21 Vaughns Gap Road, Unit 123, Nashville, Tennessee 37205
(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 this 21st day of July 19 94

H. M. Properties, Inc.
By: Joe Prosser
Joe Prosser, Vice President

STATE OF TENNESSEE
COUNTY OF

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____day of _____19_____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Joe Prosser and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Vice President and _____ respectively of the H. M. Properties, Inc. the within named bargainor, and corporation, and that he as such Vice President 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 Joe Prosser as such Vice President, and attesting the same by the said _____ as such _____.

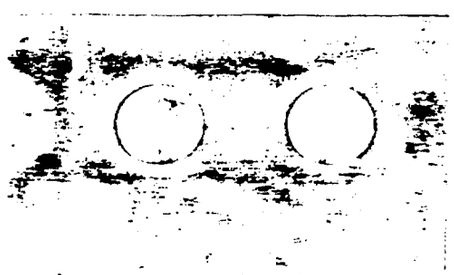
Witness my hand and official seal at office at Nashville, TN on this the 21st day of July 19 94.

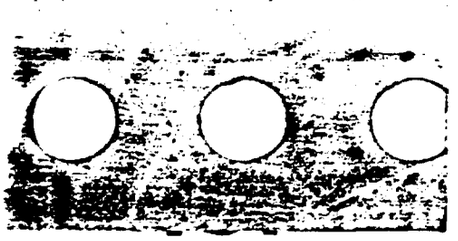
My commission expires September 24, 1994

_____
Notary Public

NOTARY PUBLIC AT LARGE STATE OF







**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 38900.00
CON TX 143.93
PRFEE 1.00
WDEED 8.00
TOTAL 152.93
CHECK 152.93

07/25/94 01 11:43 0001 0560

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

74445
IDENTIFICATION REFERENCE

94 JUL 25 AM 11:1
FELIX Z. WILSON
DAVIDSON

**No.** 817127