77924

IDENTIF. & REFERENCE

THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED
424 CHURCH STREET, SUITE 1750
NASHVILLE, TN 37219

FILE IN BOX #33B
MAP 131-1
PARCEL 136

94 AUG -3 PM 2:46

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

BOOK 9427 PAGE 545

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $65,000.00

Affiant

Subscribed and sworn to before me this the 2nd day of August, 1994.

My Commission Expires: 3/23/96

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE SUSAN CALLERT-RINGENBERGER

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:
KATHERINE L. TORRENCE	AMERICAN RESIDENTIAL MTG. CORP.
	(Name)
5025 HILLSBORO PIKE, #17J	155 FRANKLIN ROAD, SUITE 255
(Street Address)	(Street Address)
NASHVILLE, TN 37215	BRENTWOOD, TN 37027

W A R R A N T Y D E E D

4291 08/03 0101 03CHECK 249.50

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee(s)", and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **BAYARD H. WALTERS, unmarried,** hereinafter called the "Grantor(s)", has bargained and sold, and by these presents does transfer and convey unto **KATHERINE L. TORRENCE, THOMAS H. JACKSON and wife, LADY JACKSON**, hereinafter called the "Grantee(s)", their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 17J, on the plan of Georgetown Condominiums, as shown on Plat of record in Book 5200, page 4 and according to the Master Deed of record in Book 5211, page 325, as amended in Book 6079, page 516 and Book 5616, page 133, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description.

Being the same property conveyed to Bayard H. Walters and wife, Wanda L. Walters, by Deed from Georgetown of Nashville Limited Partnership, of record in Book 5235, page 945, Register's Office for Davidson County, Tennessee. The said Wanda L. Walters having since died, property is now vested in Bayard H. Walters.

This is improved property known as: 5025 Hillsboro Road, Unit # 17J
Nashville, TN 37215

THE premises herein conveyed is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is et out in the Section 64-2701, et seq. as amended of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof, and is subject to the Bylaws for the administration thereto; 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 hereinafter established over, though, or upon the land embracing the regime and building thereon; and also restrictions,

options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Georgetown Condominiums, of record in Book 5211, pages 325 through 353, as amended in Book 6079, page 516 and Book 5616, page 133, said Register's Office, and the Bylaws of record in Book 4661, page 389, et seq., and amended in Book 4691, page 906, said Register's Office.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee(s)", their heirs and assigns forever; and "Grantor(s)" does covenant with the said "Grantee(s)" that he is 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 "Grantor(s)" does further covenant and bind himself, his heirs and/or assigns to warrant and forever defend the title to the said land to the said "Grantee(s)", their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the "Grantor(s)" has caused his name to be affixed hereto on this 2nd day of August, 1994.

BAYARD H. WALTERS

STATE OF TENNESSEE)
DAVIDSON COUNTY)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named BAYARD H. WALTERS, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

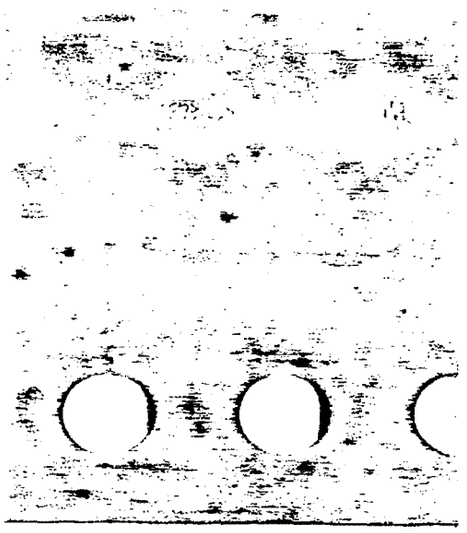
Witness my hand and official seal at Nashville, Tennessee, this 2nd day of August, 1994.

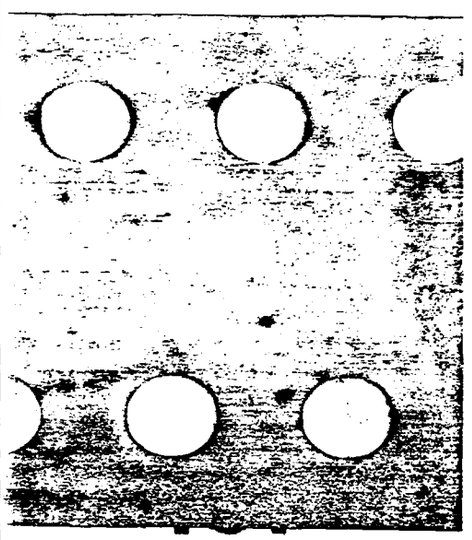
My Commission Expires: 3/23/96

Notary Public

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STATE OF TENNESSEE NOTARY PUBLIC AT LARGE SUSAN CALVERT-ROSENBERGER





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

RECEIVED OF _____

FOR _____

BOOK 9427 PAGE 547

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 65000.00
CON TX 240.50
[illegible] 1.00
MTGFEE 8.00
TOTAL 249.50
CHECK 249.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/03/94 01 14:46 0001 4291

77924
IDENTIFICATION REFERENCE

94 AUG -3 PM 2:46
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 820808