FILE NO. 31347 FILE BOX "7"

BOOK 9435 PAGE 962

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,450.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21st DAY OF MAY, 93

Notary Public

MY COMMISSION EXPIRES: 11-20-96

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER TITLE SERVICES, INC., 212 Third Ave., N., Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHARLES R. TYGARD, SR. (NAME)	S A M E (NAME)	MAP 135-12A
2005 Nashboro Blvd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 3
Nashville, TN. 37217 (CITY) (STATE) (P.O ZIP)	(CITY) (STATE) (ZIP)	2D-65902

FOR AND IN 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 I, CHARLES A. DANA, JR., and wife, ELEANOR DANA, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLES R. TYGARD, SR., Unmarried

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 Apartment Unit No. 2005 of Nashboro Village Twelve (12) Condominium created under Section 64-2701, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, for Nashboro Village Twelve (12) Condominium, of record in Book 4827, Page 30, and amended in Book 6153, page 252, Register's Office for said County, together with an undivided 1.51% interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the plat of Nashboro Village Twelve (12) Condominium, of record in Book 4675, Page 121, Register's Office for said County, for a more complete identification and description of such Unit.

BEING the same property conveyed to Charles A. Dana, Jr., unmarried, by deed from James R. Burkeen and wife, Betty Burkeen of record in Book 6668, Page 14, Register's Office for Davidson County, Tennessee. The said Charles A. Dana, Jr., having since married and his wife, Eleanor Dana, joins in this conveyance for the purpose of conveying whatever right, title and interest she might have in said property by reason of the marital estate or otherwise.

unimproved ( )
This is improved (X) property, known as 2005 Nashboro Boulevard, Nashville, Tennessee 37217
(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 21st day of May, 19 93

X _____
CHARLES A. DANA, JR.

X _____
ELEANOR DANA

TEXAS

STATE OF TENNESSEE
Davidson County OF Dallas

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Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named CHALRES A. DANA, JR., and wife, ELEANOR DANA

the bargainors, 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 DALLAS, ~~Tennessee~~ TEXAS, this 21st day of May, 1993.

DONNA SIVLEY
NOTARY PUBLIC
State of Texas
Comm. Exp. 05-23-96

Donna Sivley
Notary Public

Commission Expires 5/23/96

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____.

_____ Notary Public

Commission Expires _____

80928
IDENTIF. # REFERENCE

WARRANTY DEED

FROM

94 AUG 12 PM 2:30

FELIX ... REGISTER
DAVIDSON COUNTY, TN.

TO

MHL ENV.

7626 08/12 0101 03CHECK 232.43

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	60450.00
			CON TX	223.48
			PRFEE	1.00
			WDEED	8.00
			TOTAL	232.48
			CHECK	232.48
08/12/94	01	14:30	0001	7626

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

80928 IDENTIF. ↑ REFERENCE

94 AUG 12 PM 2:30

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 824093