This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

SOB

BOOK 9436 PAGE 691

ADDRESS NEW OWNER:
Timothy L. Pitts and Christina L. Pitts
105 Highland Villa Drive
Nashville, Tennessee 37211

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
UNION PLANTERS BANK OF MIDDLE TENNESSEE, N.A.
401 Union Street
Nashville, Tn 37219

MAP AND PARCEL:
MAP 16
GROUP
PARCEL 105

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Richard S. Corney and wife, Joan C. Corney, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Timothy L. Pitts and wife, Christina L. Pitts, 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. 105 of Highland Villa Condominiums, its horizontal property regime having been established by the Master Deed of record in Book 7278, page 312, and amended in Book 7347, page 717, and Book 7352, page 630, Book 7467, page 850, Book 7470, page 153, Book 7600, page 361, Book 8090, page 537, Book 8131, page 95, Book 8173, page 84, and Book 8199, page 149, Register's Office for Davidson County, Tennessee, reference to the Plan hereof, Exhibit B. to said Master Deed, being made for a more complete description.
>
> Being the same property conveyed to Richard S. Corney and wife, Joan C. Corney by deed from Cumberland Development Corporation of Mississppi,a Mississippi Corporation, as of record in Book 78380, page 721, Register's Office for Davidson County, Tennessee.

This is improved property known as 105 Highland Villa Drive, Nashville, TN 37211.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. 1994 taxes, a lien but not yet due and payable.
2. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, and is subject to the provisions, and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other

utility easements nor or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Highland Villa Condominiums, of record in Book 7278, page 312, as amended in Book 7347, page 717, and Book 7352, page 630, Book 7467, page 850, Book 7470, page 153, Book 7600, page 361, Book 8090, page 537, Book 8131, page 95, Book 8173, page 84, and Book 8199, page 149, Register's Office for Davidson County, Tennessee; By-Laws appended thereto.

3. Subject to rights of others in and to the common areas.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Timothy L. Pitts and wife, Christina L. Pitts, their heirs and assigns, forever; and we, Richard S. Corney and wife, Joan C. Corney, 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 4th day of August, 1994.

Richard S. Corney

Richard S. CorneyBy Elizabeth M. Glass Attorney-in-Fact

Joan C. Corney

Joan C. CorneyBy Elizabeth M. Glass, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Elizabeth M. Glass, the bargainors, 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 on behalf of Richard S. Corney and wife, Joan C. Corney as their Attorney-in-Fact, as the free act and deed of the within named Elizabeth M. Glass Witness my hand and official seal at Nashville, Tennessee, this the 4th day of August, 1994.

NOTARY PUBLIC

My Commission Expires: Nov. 20, 1996

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 94,000.00.

AFFIANT

Subscribed and sworn to before me
this 4th day of August, 1994.

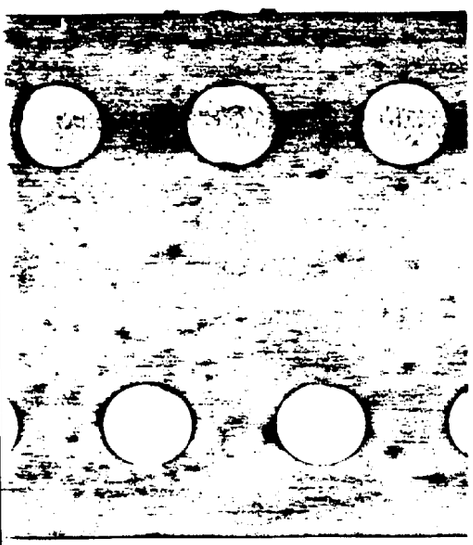
NOTARY PUBLIC
My Commission Expires: Nov 20, 1996

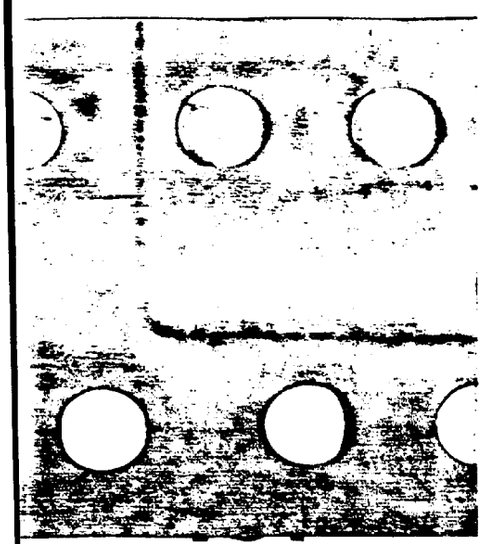
P. L. MOORE
NOTARY PUBLIC
AT LARGE
DAVIDSON COUNTY, TENN.

81167
IDENTIF. & REFERENCE

94 AUG 15 AM 10:07
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

7897 08/15 0101 03CHECK 360.80





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

RECEIVED OF _____

FOR _____

BOOK 9436 PAGE 694

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	94000.00
			CON TX	347.80
			PRFEE	1.00
			WDEED	12.00
			TOTAL	360.80
			CHECK	360.80
08/15/94	01		10:07 0001	7897

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

81167
IDENTIF. & REFERENCE

94 AUG 15 AM 10:

FELIX Z. WILSON, II
DAVIDSON COUNTY.

No. 824363