87838

IDENTIF. & REFERENCE

BOOK 9456 PAGE 282

This instrument prepared by:
THOMAS N. JONES, Attorney
339 Main Street
Franklin, TN 37064

94 SEP -2 PM 4:00

NEW OWNER:
Maureen and Robert Scarborough
1616 Crockett Hills Blvd.
Brentwood, TN 37027

SEND TAX BILL TO:
Same

MAP & PARCEL:
147-3B-85.00

WARRANTY DEED

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, **WAYNE A. REED**, a married person, has bargained and sold and by these presents does transfer and convey unto **MAUREEN SCARBOROUGH and husband, ROBERT SCARBOROUGH** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Unit No. C-14, of the Southern Hills Condominium created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6594, page 502, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Southern Hills Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of said Unit.
>
> Being the same property conveyed to Wayne A. Reed, a married person, by deed from Freeman Webb Developers, Inc., a Tennessee corporation of record in Book 6683, page 298, Register's Office for Davidson County, Tennessee.

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 GRANTOR does covenant with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out;

a. 1994 City and County property taxes are a lien, but not yet due and payable, with said taxes being prorated and seller giving credit to buyer at closing.

b. The Plan of record as an exhibit to the Master Deed and By-Laws and shows an owner's certificate and other specific information.

c. Master Deed and By-Laws of record in Book 6594,page 502 and amended by Book 7044, page 209, RODC, TN.

d. Easement for sewers granted to 1st Suburban Water Utility District of Davidson County (and/or Water District) of record in Book 4435, page 29, RODC, TN.

e. Subject to any and all building and zoning regulations of City, County and State.

AND GRANTOR DOES FURTHER covenant and bind himself, his successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

AND, DIANA E. REED, spouse of Grantor joins herein solely for the purpose of conveying

any and all rights, title and interest she may have in the property, whether arising by virtue of marriage or otherwise.

This improved property is known as C-14 370 Wallace Road, Nashville, TN.

WITNESS OUR HANDS this 30th day of August, 1994 in Franklin, TN.

WAYNE A. REED

DIANA E. REED
BY: WAYNE A. REED, Atty-In-Fact

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public within and for the State and County aforesaid, personally appeared **Wayne A. Reed**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument and who acknowledged that he executed the same as his free act and deed.

Witness my hand and seal this 30th day of August, 1994.

NOTARY PUBLIC

My Commission Expires: 2/11/97

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public, within and for the State and County aforesaid, personally appeared **Wayne A. Reed** to me known, or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of **Diana E. Reed**, and further acknowledged that he executed same as her free act and deed..

Witness my hand this 30th day of August, 1994.

NOTARY PUBLIC

My Commission Expires: 2/11/97

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $22,000.00.

AFFIANT

Sworn to and subscribed before me this 30th day of August, 1994.

NOTARY PUBLIC

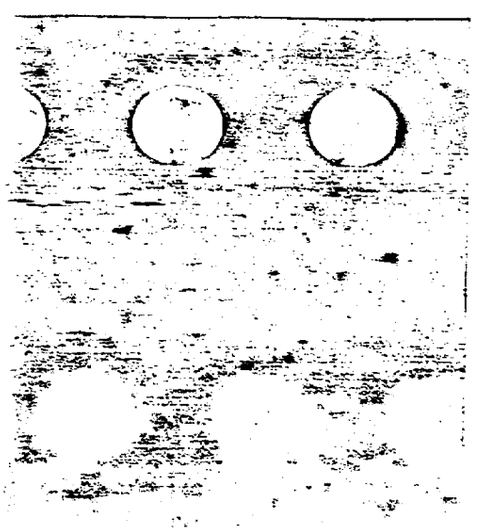
My commission expires: 2/11/97

5134 09/02 0101 CHECK

90-40

1823.9400/mh/ch





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

RECEIVED OF _____

FOR _____

BOOK 9456 PAGE 284

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	22000.00
CON TX	81.40
PRFEE	1.00
WDEED	8.00
TOTAL	90.40
CHECK	90.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/02/94 01 15:59 0001 5124

87838
IDENTIF. & REFERENCE

94 SEP -2 PM 4:00
FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN

No. 831494