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

498

BOOK 9478 PG 816

**ADDRESS NEW OWNER:**
Joyce C. Rybolt
2929 Selena Dr. H-111
Nashville, Tennessee 37211

**SEND TAX BILL:**
*To Owner*

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

**MAP AND PARCEL:**
MAP 119-14-0-A
GROUP
PARCEL 111

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, William J. Tallent and wife, Evelyn C. Tallent, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Joyce C. Rybolt, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain condominium in Davidson County, Tennessee, being Unit No. 111, as shown on the Site Plan of Kingswood Condominiums, of record in Book 5200, page 520, 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 "C" in the Master Deed, as amended, establishing Kingswood Condominiums, of record in Book 6058, page 320, said Register's Office.

Being the same property conveyed to William J. Tallent and wife, Evelyn C. Tallent by deed from Home Service Corporation, of record in Book 6074, page 746, said Register's Office.

This is improved property known as 2929 Selena Dr. H-111, 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. Davidson County taxes;

2. All matters shown on the Plan of record in Book 5200, page 520, as corrected by Surveyor's Certificate of Correstion, of record in Book 5565, page 424, Register's Office for Davidson County, Tennessee;

3. Santiary Sewer and/or Storm Drainage Easement of record in Book 3645, page 9, Book 3822, page 25, Book 4259, page 977 and Book 4260, page 332, said Register's Office;

4. Terms, provisions, covenants, conditions, easements and rights established by and contained in the Master Deed and By-Laws for Kingswood, of record in Book 5552, page 732, as amended in Book 6058, page 320, said Register's Office.

5. Rights of others in and to the common areas/elements.

BOOK 9478 PG 817

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Joyce C. Rybolt, her heirs and assigns, forever; and we, William J. Tallent and wife, Evelyn C. Tallent, do covenant with the said Grantee 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 Grantee, her 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 26th day of September, 1994.

95286
IDENTIF. ↑ REFERENCE

94 SEP 29 PM 3:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

William J. Tallent

Evelyn C. Tallent

3172 09/29 0101 03CHECK 138.13

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named William J. Tallent and wife, Evelyn C. Tallent, 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 26th day of September, 1994.

R. L. MOORE NOTARY PUBLIC DAVIDSON COUNTY, TENN

NOTARY PUBLIC

My Commission Expires: Apr 22, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

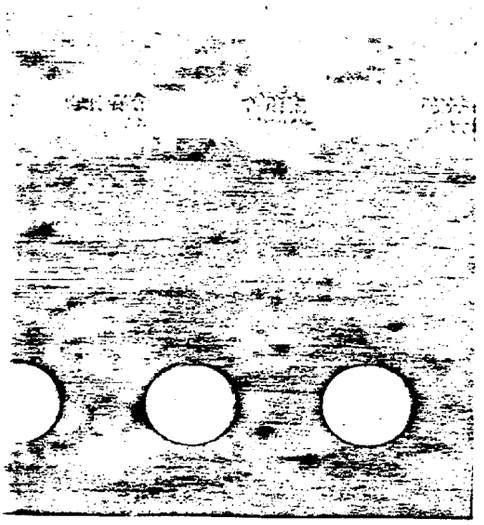
The actual value or consideration, whichever is greater, for this transfer is $ 34,900.00.

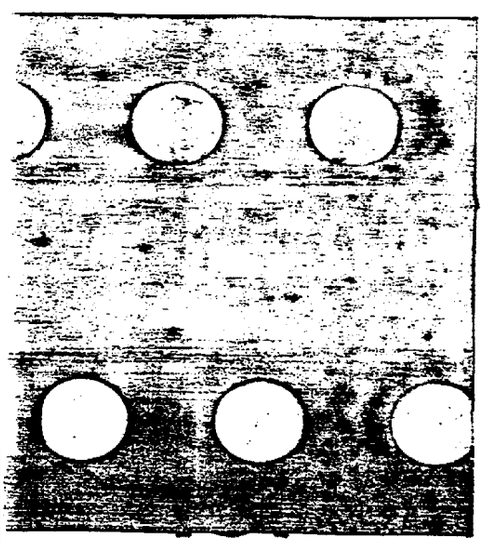
R. L. MOORE NOTARY PUBLIC DAVIDSON COUNTY, TENN

AFFIANT

Subscribed and sworn to before me this 26th day of September, 1994.

NOTARY PUBLIC
My Commission Expires: Apr 22, 1996





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

RECEIVED OF _____

FOR _____

BOOK 9478 PG 818

| | | |
|---|---|---|
| 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 34900.00
CON TX 129.13
PRFEE 1.00
WDEED 8.00
TOTAL 138.13
CHECK 138.13

09/29/94 01 15:46 0001 3172

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

95286
IDENTIF. ↑ REFERENCE

94 SEP 29 PM 3:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 839430