27A

WARRANTY DEED

BOOK 9497 PG 309

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 49,000.00

Cecelia W. Romain
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF October 19 94

Notary Public

MY COMMISSION EXPIRES: July 27, 1996
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Linda S. Harris, Attorney, 761 Old Hickory Blvd. Suite 305, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cecelia W. Romain (NAME)	Mortgage Service America (NAME)	133-11A
500 Paragon Mills Rd #A-5 (ADDRESS)	11320 Random Hills Road (ADDRESS)	5CO
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Fairfax, VA 22030 (CITY) (STATE) (ZIP)	6DA 60080

FOR AND 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, Billy Daniel Martin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cecelia W. Romain

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:

Unit No. A-5 of Canterbury Hall Condominium, a condominium or horizontal property regime established by Master Deed of Record in Book 5440, page 255, Register's Office for Davidson County, Tennessee, as amended by Amendment to Master Deed of record in Book 5441, pagee 819, said Register's Office, and shown on a plan of record in Book 5200, page 159, said Register's Office, together with each and all of the right, privileges and appurtenances thereunto belonging, as set forth in the said Master Deed and By Laws which are an exhibit thereto, including without limitation such Unit's undivided percentage interest in the land and common elements reflected in said Master Deed and Plan; subject, however, to all the provisions, conditions, restrictions, burdens and undertakings contained in the said Plan, Master Deed and By Laws, all of which the owner does assume and agree to observe and perform, including, but not limited to the payment of assessments.

Being the same property conveyed to Billy Daniel Martin and wife, by deed from Clifford E. Wilson, Unmarried and Billy Daniel Martin, unmarried and Robert A. Anderson, Trustee of record in Book 9087, page 658 and from Canterbury Hall Associates in Book 5537, page 345, Register's Office for Davidson County, Tennessee.

COVENANTS, CONDITIONS, AND RESTICTIONS AS CONTAINED IN THE MASTER DEED FOR Canterbury Hall CONDOMINIUMS AS RECORDED IN BOOK 5440, PAGE 255, amended in Book 5441, page 819, REGISTER'S OFFICE FOR SAID COUNTY.

This conveyance is subject to any and all existing easements of record.

unimproved ( )
This is improved (X) property, known as 500 Paragon Mills Rd #A-5, Nashville, TN 37211
(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 my hand this 17th day of October 19 94

Billy D. Martin
Billy Daniel Martin

BOOK 9497 PG 310

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Billy Daniel Martin

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 Brentwood, Tennessee, this 17th day of October, 19 94.

Commission expires July 27, 1996

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

01289

IDENTIF. / REFERENCE

94 OCT 20 AM 8:19

FELIA [illegible] REGISTER
DAVIDSON COUNTY, TN.

9679 10/20 0101 03CHECK 190.30



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

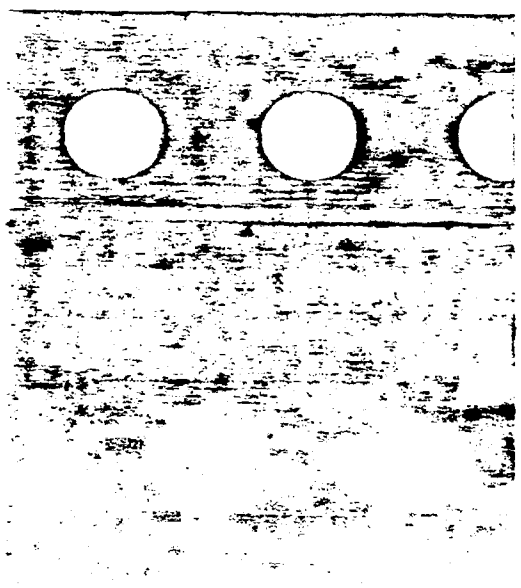
RECEIVED OF _____

FOR _____

BOOK 9497 PG 311

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	49000.00
CON TX	181.30
PRFEE	1.00
WDEED	8.00
TOTAL	~~190.30~~
CHECK	~~190.30~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/20/94 01 08:19 0001 9679

01289
IDENTIF. ↑ REFERENCE

94 OCT 20 AM 8:19
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 845852