THIS INSTRUMENT PREPARED BY:
WILLIAMS, SMITH, & DOZIER, P.C.
Post Office Box 190632
Nashville, Tennessee 37219-0632

9500 PG 601

PICK-UP

94 OCT 24 PM 2:59

DAVIDSON COUNTY, TN.

0215

IDENTIFICATION/REFERENCE

# WARRANTY DEED

| ADDRESS NEW OWNER(S): | PARTY RESPONSIBLE FOR TAXES: | MAP & PARCEL # |
|---|---|---|
| Thomas A. Yeager and wife,<br>Julie Stepp Yeager<br>8 Sycamore Court<br>Antioch, Tennessee 37013 | Same | Map 162.16A<br>Parcel 45CO |

94 10 24 0101 03CFEES 210.59

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, NINA MARIE SHELER and husband, JIMMY DONALD SHELER, and DORIS O. HUSKEY, UNMARRIED, do hereby transfer and convey unto THOMAS A. YEAGER and wife, JULIE STEPP YEAGER, their successors and assigns, a certain tract or parcel of real property in Davidson County, Tennessee, more particularly described as follows:

A certain Condominium Unit in Davidson County, Tennessee, described as follows: Unit No. 8, Building No. 9, in a Horizontal Property Regime of Mill Creek Club Condominium Townhouses, Section One, Phase One, of record in Plat Book 4860, Page 11, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in the Master Deed of record in Book 4887, Page 961, amended in Book 5000, Page 607, and Book 5101, Page 809, to which plan reference is made for a more complete description.

Being the same property conveyed to Nina Marie Daniels, unmarried and Doris O. Huskey, married as tenants in common with right of survivorship by deed from Jeffrey O. Powell, unmarried and Burnice Winfrey, unmarried of record in Book 7797, Page 635, Register's Office for Davidson County, Tennessee. The said Nina Marie Daniels having since married and known as Nina Marie Sheler. Her husband, Jimmy Donald Sheler, joins in this conveyance to transfer any marital interest he may have in said property. The Grantor Doris O. Huskey never used the subject property as a principal place of abode.

This is improved property known as 8 Sycamore Court, Antioch, Tennessee, 37013.

TO HAVE AND TO HOLD said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said THOMAS A. YEAGER and wife, JULIE STEPP YEAGER, their heirs, successors and assigns forever.

The undersigned covenant with the said THOMAS A. YEAGER and wife, JULIE STEPP YEAGER, that they are lawfully seized and possessed of said real property in fee simple; have a good right to convey it and the same is unencumbered, except for:

1. Real property taxes for 1994 which are prorated to the date of closing and assumed by the Grantees.

2. Master Deed of record in Book 4887, Page 961, as amended in Book 5000, Page 607, and Book 5101, Page 809, Register's Office for Davidson County, Tennessee.

3. All other easements and restrictions of record, in any, in said Register's Office.

Except as set forth above, the undersigned do further covenant and bind themselves, and their heirs, successors and assigns to warrant and forever defend the title to said land to the said THOMAS A. YEAGER and wife, JULIE STEPP YEAGER, their heirs, successors and assigns, against the lawful claims of all other persons or entities whomsoever.

IN WITNESS WHEREOF, the undersigned have executed this instrument this 24 day of October, 1994.

Nina Marie Sheler
NINA MARIE SHELER

Jimmy D. Sheler
JIMMY DONALD SHELER

Doris O Huskey
DORIS O. HUSKEY

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, [signature], a Notary Public in and for said State and County, Nina Marie Sheler, the within named bargainor, 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 for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 24 day of October, 1994.

[signature]
NOTARY PUBLIC

My Commission Expires: 1/22/95

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, [signature], a Notary Public in and for said State and County, Jimmy Donald Sheler, the within named 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 Nashville, Tennessee this 24 day of October, 1994.

[signature]
NOTARY PUBLIC

My Commission Expires: 1/22/95

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, Elizabeth L. Barnard, a Notary Public in and for said State and County, Doris O. Huskey, the within named bargainor, 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 for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 21st day of October, 1994.

Elizabeth L. Barnard
NOTARY PUBLIC

My Commission Expires: 11/22/97

BOOK 9500 PG 603

AFFIDAVIT OF VALUE

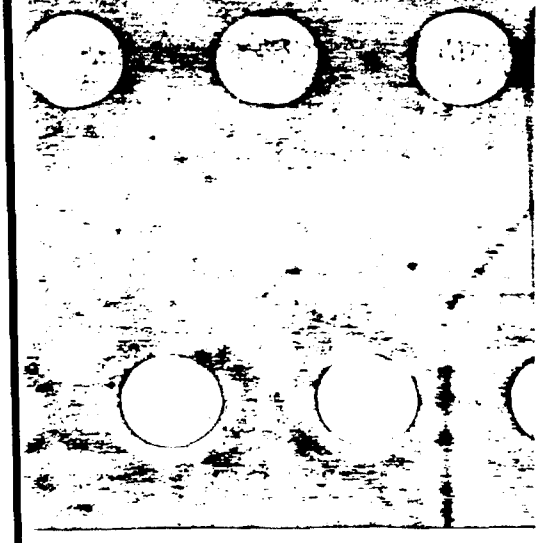
The actual consideration or value for this transfer, whichever is greater, is $53,400.00.

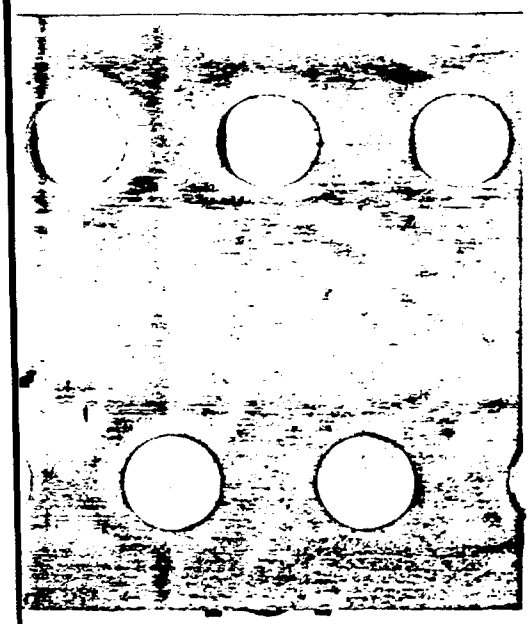
Thomas A Yeager
THOMAS A. YEAGER

Sworn to and subscribed before me this 24 day of October, 1994.

NOTARY PUBLIC

My Commission Expires: 1/22/95





**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____ BOOK 9500 PG 604

| | | |
|---|---|---|
| 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 | 53400.00 |
| CON TX | 197.58 |
| PRFEE | 1.00 |
| [illegible] | 12.00 |
| TOTAL | 210.58 |
| CHECK | 210.58 |

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

10/24/94 01 15:59 0001 0974

02415
IDENTIFICATION REFERENCE

94 OCT 24 PM 3:59

REGISTER
DAVIDSON CO. TN.

**No.** 847133