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

502

BOOK 9550 PG 91

ADDRESS NEW OWNER:
Joseph L. Daugherty
810 Patio Court
Nashville, Tennessee 37214

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
First Investment Company
4300 East Broad Street
Columbus, Ohio 43216-0749

MAP AND PARCEL:
MAP 108-3
GROUP A
PARCEL 6

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, I, Cynthia Baize,an unmarried person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Joseph L. Daugherty,an unmarried person, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> A certain Condominium Unit and Lot in Davidson County, Tennessee, being Lot No. 6, Unit No. 6, in a Horizontal Property Regime as shown on the Condominium Site Plan of Phase II of Section 3, Patio Villa, of record in Book 5200, page 495, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Cynthia Baizebby deed from Stephanie Kay Williams Smith and husband, Brian L. Smith, as of record in Book 7637, page 10, Register's Office for Davidson County, Tennessee.

This is improved property known as 810 Patio Court, Nashville, TN 37214.

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. Subject to 1994 property taxes which have been paid.
2. All matters as shown on the plan of record in Book 5200, page 495, said Register's Office.
3. Terms, conditions, easements, rights and lien as set forth in the Master Deed of Patio Villa Condominiums, and the By-Laws appended thereto, of record in Book 5970, page 829, as corrected and re-recorded in Book 6014, page 978, said Register's Office, as amended in Book 6406, page 799, said Register's Office.
4. Patio Villa Rules and Regulations of record in Book 7266, page 827, said Register's Office.
5. Rights of others in and to the common elements and/or areas.
6. Conveyance of common area of record in Book 6155, page 234,

6. Conveyance of common area of record in Book 6155, page 234, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Joseph L. Daugherty,an unmarried person, his heirs and assigns, forever; and I, Cynthia Baize,an unmarried person, do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 my hand this the 16th day of December, 1994.

Cynthia Baize

Cynthia Baize

4538 12/19 0101 03CHECK 171.80

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Cynthia Baize,an unmarried person, the 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 16th day of December, 1994.

NOTARY PUBLIC

My Commission Expires: Nov 20, 1996

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 44,000.00.

Joseph L. Daugherty

AFFIANT

Subscribed and sworn to before me this 16th day of December, 1994.

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

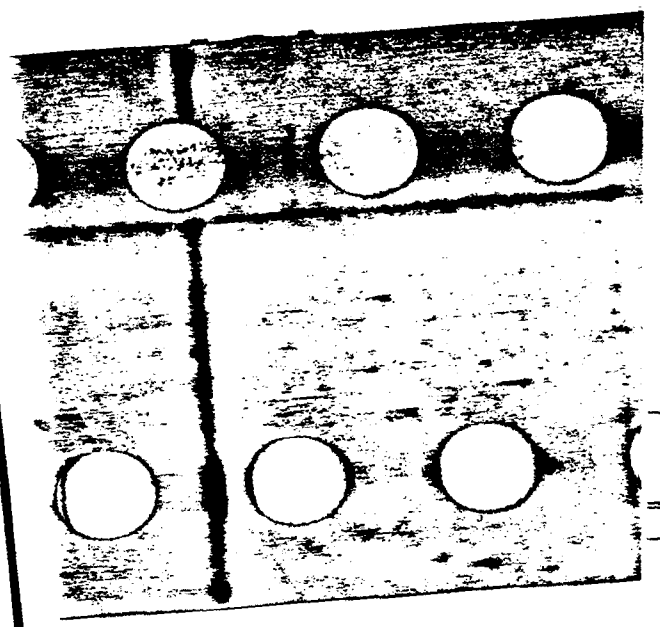
NOTARY PUBLIC

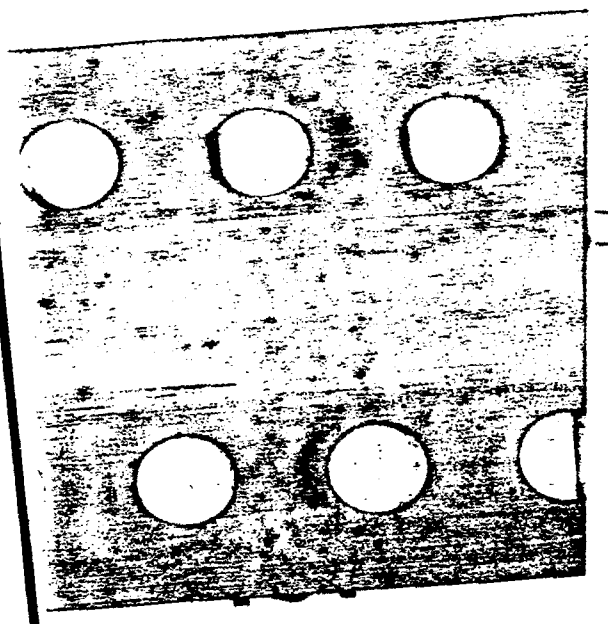
My Commission Expires: Nov. 20, 1996

94 DEC 19 PM 2:56
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

18538





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

RECEIVED OF _____

FOR _____

BOOK 9550 PG 93

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 44000.00
CON TX 162.80
PRFEE 1.00
WDEED 8.00
TOTAL 171.80
CHECK 171.80

12/19/94 01 14:58 0001 4538

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

18538
IDENTIF. ↑ REFERENCE

94 DEC 19 PM 2:56
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 864481