BOOK 9587 PG 67

5-13

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 156,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF January 19 95

Notary Public

MY COMMISSION EXPIRES: January 24, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SECURITY ESCROW & TITLE CO., 2323 21st Avenue South, Ste. 200, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	CMA PARCEL NUMBERS
Anna G. Coleman	SAME	MAP 131-5
(NAME)	(NAME)	
358 Ardsley Place		PARCEL 358
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Don W. Grimes and wife, Sheryl Grimes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Anna G. Coleman, married

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:

A Part of the Hillsborough Condominiums tract as shown on a plat of record in Book 6250, Page 699, Register's Office for Davidson County, Tennessee, said part hereby conveyed being:

Unit No. 358 on the said section plat, as shown in and described by the Master Deed Establishing Horizontal Property Regime with respect to the Hillsborough Condominiums, including the Plan and the Administrative By-Laws thereunto attached and exhibited, of record in Book 6822, Page 721, Register's Office for Davidson County, Tennessee.

Together with each and all of the rights, priviliges, and appurtenance thereunto belonging, as set forth in said Master Deed, Plan and Administrative By-Laws, including without limitation such unit's undivided percentage interest in the land and general common element.

Subject, however, to all of the provisions, conditions, restrictions, options, burdens, and undertakings contained in the Master Deed, the Plan and Administrative By-Laws thereunto attached and to the rules and regulations, all of which the Buyer does assume and agrees to observe and perform, including, but not limited to the payment of assessments.

Being the same property conveyed to Don W. Grimes and wife, Sheryl Grimes by deed from First American National Bank, Nashville, Tennessee of record in Book 8405, Page 308, Register's Office for said County.

This Conveyance is subject to Restrictive Covenants of record in Book 6674, Page 583; Easements of record in Book 6702, Page 330; Book 4378, Page 710,

CONTINUED

unimproved ( )
This is improved (X) property, known as 358 Ardsley Place, Nashville, Tennessee 37215
(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 our hand s this 30th day of January 19 95

Don W. Grimes

Sheryl Grimes

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 Don W. Grimes and wife, Sheryl Grimes

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of January 19 95.

Commission expires January 24, 1998

David L. Kazmierowski
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

LEGAL DESCRIPTION CONTINUATION

Book 4161, Page 814; Book 6229, Page 484; Book 4403, Page 627; Book 6303, Page 601; Book 4377, page 710; the above referenced Plan, Master Deed and By-Laws, including assessment of association dues.

This Conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

3234 02/02 0101 03CHECK 586.20

30946

IDENTIFICATION REFERENCE

95 FEB -2 PM 2:45

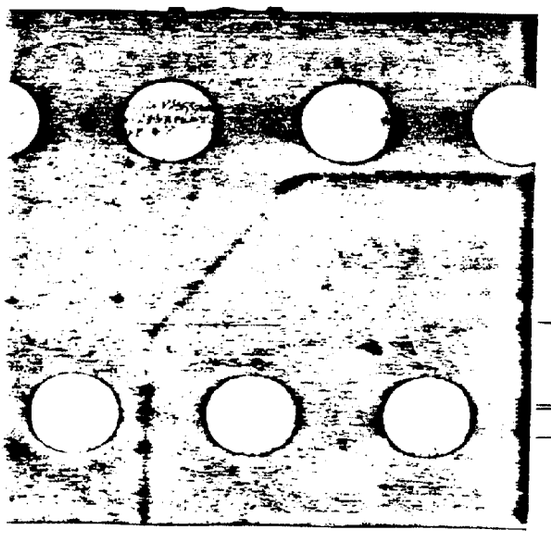
REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



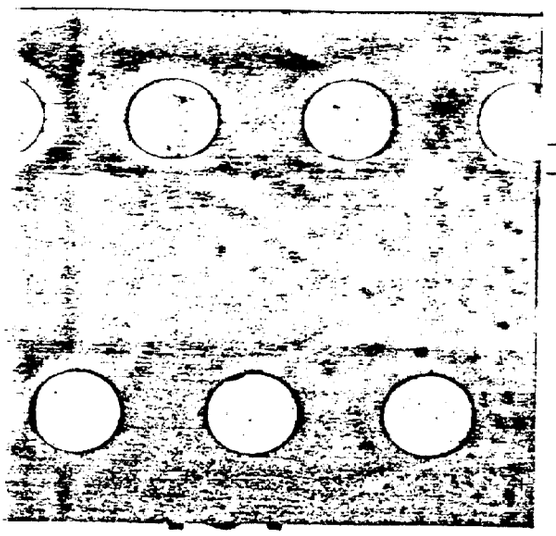
RECEIVED OF _____

FOR _____

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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 156000.00
CON TX 577.20
PRFEE 1.00
WDEED 8.00
TOTAL 586.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 586.20

02/02/95 01 14:46 0001 8234

30946
IDENTIF. REFERENCE

95 FEB -2 PM 2:45
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 877988