SWB

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

book 9588 pg 639

ADDRESS NEW OWNER:
Kristi L. Cummings
3013 Casa Drive
Nashville, Tennessee 37214

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Columbia National, Incorporated
P.O. Box 3050
Columbia, Maryland 21045-6050

MAP AND PARCEL:
MAP 108-7-A
GROUP
PARCEL 9

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, David Alan Bockmon, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Kristi L. Cummings, 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:

9093 02/03 0101 03CHECK 179.50

A certain condominium unit and lot in Davidson County, Tennessee, described as follows: Lot No. 37, Unit No. 9, in a Horizontal Property Regime as shown on the Revision of Lots 35, 36, 37, 38 and 39, Phase One Condominium Site Plan, Sections One and Two, Patio Villa, as recorded in Book 5800, page 145, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

This conveyance is made subject to all provisions and requirements of the Tennessee Horizontal Property Act, as set out in Sec. 64-2701, et seq., of the Tennessee Code Annotated and the By-Laws of the administration thereof; all restrictions, easements, ect., rights and interest in favor of other unit owners; options, burdens, assessments and undertakings, ect., contained in the Master Deed of record in Book 5970, page 829 and re-recorded in Book 6014, page 978, Register's Office for Davidson County, Tennessee, as amended by instrument of record in Book 6406, page 799, said Register's Office, and as further amended by instrument of record in Book 7266, paage 827, said Register's Office.

Being the same property conveyed to David Alan Bockmon, unmarried by deed from Patti M. Fogarty, unmarried, as of record in Book 7200, page 568, Register's Office for Davidson County, Tennessee.

This is improved property known as 3013 Casa Drive, 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. 1995 taxes, a lien but not yet due and payable.
2. Conveyance of Common Area to Patio Villa Homeowners Association, Phase 1, of record in Book 6155, page 236, said

Register's Office.

3. Plan of record in Book 5800, page 144, and 145, said Register's Office.
4. Terms, conditions, easements, rights and liens as set forth in the Master Deed establishingthe Horizontal Property Regime of Patio Villa 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 ans as further amended by instrument of record in Book 7266, page 827, said Register's Office.
5. Rights of others in and to the common areas.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Kristi L. Cummings, her heirs and assigns, forever; and I, David Alan Bockmon, unmarried, 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, 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 my hand this the 27th day of January, 1995.

David Alan Bockmon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named David Alan Bockmon, unmarried, 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 27th day of January, 1995.

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

NOTARY PUBLIC

My Commission Expires: 2-20-1998

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 45,000.00.

Kristi L. Cummings
AFFIANT

Subscribed and sworn to before me this 27th day of January, 1995.

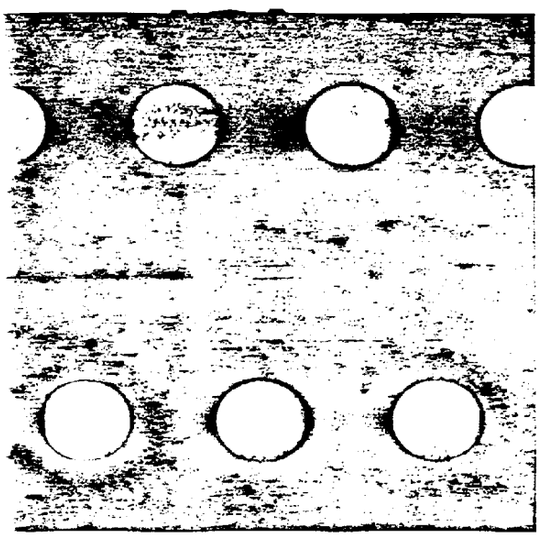
P. C. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

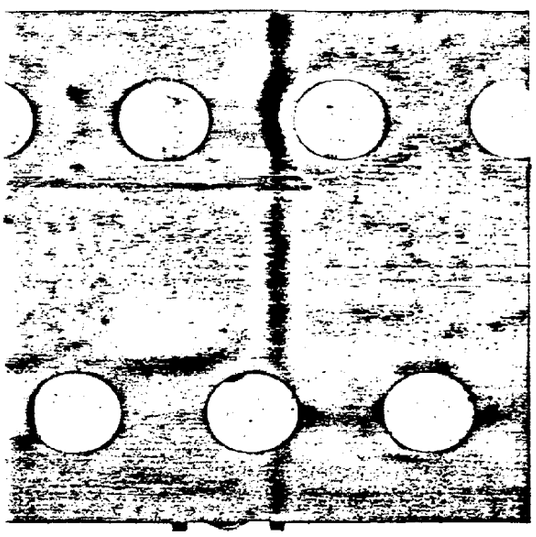
NOTARY PUBLIC
My Commission Expires: 8/14/97

BOOK 9588 PG 641

31771
IDENTIF. & REFERENCE

95 FEB -3 AM 8:05





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9588 PG 642

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	45000.00
CON TX	166.50
PRFEE	1.00
WDEED	12.00
TOTAL	179.50
CHECK	179.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 9093

31771
IDENTIF. & REFERENCE

95 FEB -3 PM 3:05
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 878842