BOOK 9590 PG 351

Box 17

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,411.99

/s/ Claudine M. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF February 19 95

Laura A. Beasley
Notary Public

MY COMMISSION EXPIRES: 11/22/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Claudine M. Smith	Chemical Residental Mortgage	135-12A-29
(NAME)	(NAME)	
2059 Nashboro Blvd.	200 Old Wilson Bridge Road	135-12A-66
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Worthington, OH 43085-8500	
(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, Faye Miller

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Claudine M. Smith

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 certain condominium apartment in Davidson County, Tennessee, being Unit No. 2059, together with garage designated No. 2059-G, on the Plan of Nashboro Village Twelve Condominium, of record in Book 4675, page 121, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Faye Miller by deed from Donald J. Woodward and wife, Jeannine A. Woodward of record in Book 7028, page 984, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 4827, page 14, said Register's Office.

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

This conveyance is made subject to all provisions and requirements of the Tennessee Horizontal Property Act as set out in Sec. 66-27-101 et seq. of the Tennessee Code Annotated and the By-Laws of the administration thereof; all restrictions, easements, etc., rights and interest in favor of other unit owners; options, burdens, assessments and undertakings etc. contained in the Master Deed of record in Book 4827, page 30 and amended in Book 6153, page 252.

Grantee(s) herein agree to assume the balance of an indebtedness to Atlantic Coast Mortgage Company secured by a Deed of Trust of record in Book 7028, page 987, and assigned to Chemical Mortgage Company of record in Book 7028, page 992, Register's Office for Davidson County, TN.

CONTINUED

unimproved ( )
This is improved (X) property, known as 2059 Nashboro Blvd., Nashville, TN 37217
(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 1st day of February 19 95

/s/ Faye Miller

Faye Miller

STATE OF TENNESSEE
COUNTY OF

BOOK 9590 PG 352

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____19_____.

Commission expires _____

_____
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

On this February 1, 1995 before me personally appeared Faye Miller and Sam W. Ricketts to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed. Witness my hand and official seal.

My Commission Expires:
11/22/97

Laura A. Beasley
Notary Public

Legal Description continuation

Sam W. Ricketts joins in this conveyance to convey any interest he may have as the husband of Faye Miller.

The legal description is the same as the previous deed of record.

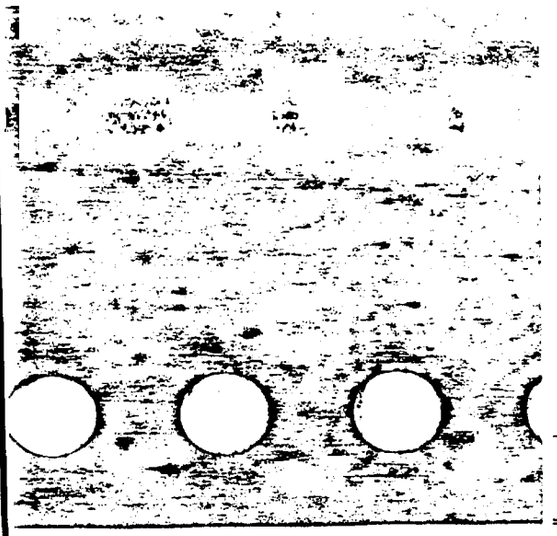
32402

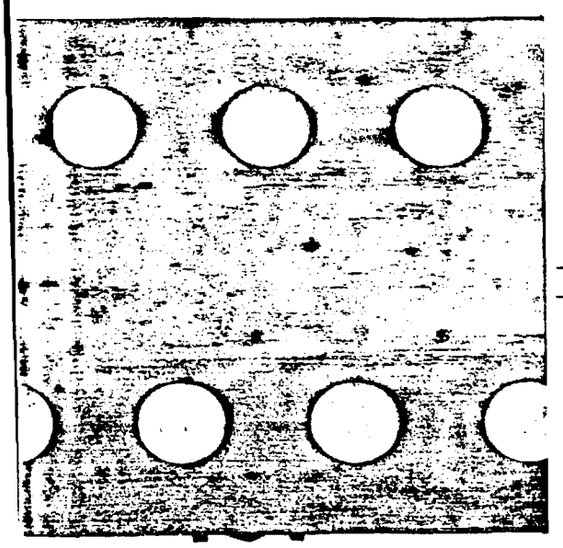
IDENTIF. ↑ REFERENCE

95 FEB -7 PM 12:41
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

9307 02/07 3101 03CHECK

324.98





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

RECEIVED OF _____

FOR _____

BOOK 9590 PG 353

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 85411.99
CON TX 315.98
PRFEE 1.00
WDEED 8.00
TOTAL 324.98
CHECK 324.98

02/07/95 01 12:42 0001 9807

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

32402
IDENTIF. ↑ REFERENCE

95 FEB -7 PM 12:41
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 879544