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BOOK 9648 PG 428

File in Box No. 19 B

95-4-5

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 38,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
14th DAY OF April 19 95

Notary Public

MY COMMISSION EXPIRES: September 16, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LISA ZANGHI	NATIONSBANC MORTGAGE CORPORATION	MAP 133-11-0-A
(NAME)	(NAME)	
500 Paragon Mills Rd., Unit M-11	P. O. Box 105076	PARCEL 071CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Atlanta, GA 30348-5076	FB #06DA-60148
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, MARK MASON PHILLIPS AND WIFE, MARTHA LEE PHILLIPS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LISA ZANGHI, A SINGLE PERSON AND SAM J. ZANGHI, A MARRIED PERSON

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:

LAND in Davidson County, Tennessee, being Unit No. M-11, of Canterbury Hall Condominiums, a condominium or horizontal property regime established by a Master Deed, of record in Book 5440, Page 255, Register's Office for Davidson County, Tennessee, as amended by Amendment to Master Deed, of record in Book 5441, Page 819, and as shown on a plan of record in Book 5200, Page 159, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Mark Mason Phillips and wife, Martha Lee Phillips, by Deed from Canterbury Hall Associates, of record in Book 9395, Page 949, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Canterbury Hall Condominiums, of record in Book 5440, Page 255, as amended

Legal continued on Page 2

unimproved ( )
This is improved (X) property, known as 500 Paragon Mills Rd., Unit M-11, Nashville, TN 37211
(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 14th day of April 19 95

MARK MASON PHILLIPS

MARTHA LEE PHILLIPS

BOOK 9648 PG 429

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 MARK MASON PHILLIPS AND WIFE, MARTHA LEE PHILLIPS

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 Brentwood, Tennessee, this 14th day of April 19 95.

Commission expires September 16, 1995

Notary Public

PETER WEISS NOTARY PUBLIC DAVIDSON COUNTY, TENN. LARGE

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 within named bargainor, a 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 continued from Page 1

in Book 5441, Page 819, Register's Office for Davidson County, Tennessee; By-Laws of record in Book 5440, Page 298, as amended in Book 5865, Page 101, said Register's Office; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

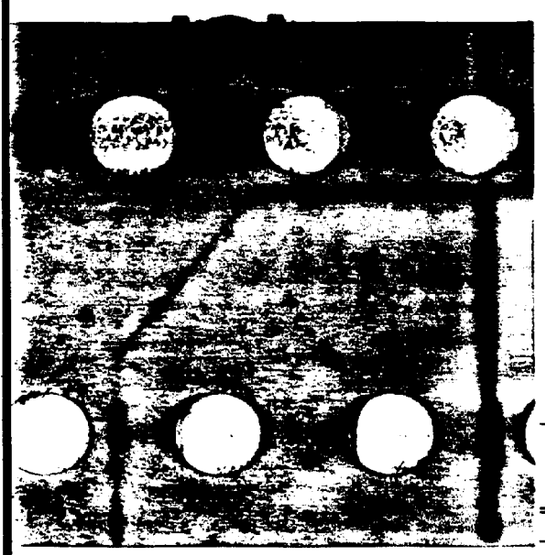
IDENTIFICATION REFERENCE 52702

95 APR 18 PM 12:24

DAVIDSON COUNTY, TN. REGISTER

2943 04/13 2101 03CHECK 149.50

DCTN01W



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

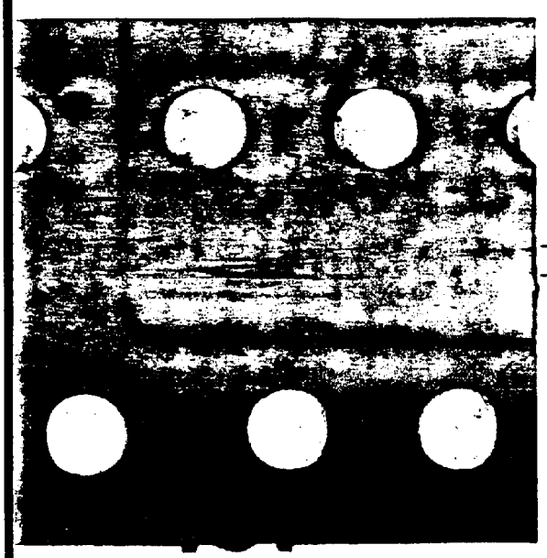
RECEIVED OF _____

FOR _____

BOOK 9648PG430

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	38000.00
CON TX	140.60
PRFEE	1.00
WDEED	8.00
TOTAL	149.60
CHECK	149.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

52702

IDENTIF. & REFERENCE

95 APR 18 PM 12: 2[illegible]R

FELIX Z. [illegible]
DAVIDSON COUNTY, TN

No. 901518