This Instrument Prepared By:
JOHN T. GWIN, ATTORNEY AT LAW
2542 North Mt. Juliet Road
Post Office Box 888
Mt. Juliet, TN 37122

BOOK 9651 PG 45

ADDRESS NEW OWNER:
Loretta E. Gilbert
318 Autumn Chase Drive
Nashville, Tennessee 37214

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
Map 84-4
Group A
Parcel 318.C0

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, **Era E. Williams**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Loretta E. Gilbert**, a widow, 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:

> Being Unit No. 318 of Autumn Chase Condminiums, a Horizontal Property Regime as shown on the plat of Autumn Chase Condominiums, recorded as Exhibit "A" and described in a Master Deed and Declaration of Covenants, Conditions, and Restrictions of record in Book 7718, page 418, Register's Office for Davidson County, Tennessee to which reference is hereby made. The easements, restrictions, conditions, and regulations imposed upon and relating to the property, apartments, owners and tenants of Autumn Chase Condominiums, conated in the Master Deed and By-Laws appended thereto, of record in Book 7718, page 418, said Register's Office, are incorporated in this deed by reference and made a part of the same as though copied herein.
>
> This is the same description as the prior deed of record.
>
> Being the same property conveyed to Era E. Williams, unmarried by deed from Eugene C. Rowlett and wife, Joyce E. Rowlett, dated May 24, 1993, as of record in Book 8958, page 919, Register's Office for Davidson County, Tennessee. Raymond Rutherford, spouse of the said Era E. Williams, joins in this conveyance to convey and marital interest he may have in said property.

This is improved property known as 318 Chase Drive, Nashville, TN 37214.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to the Master Deed and Declaration of Covenants, Conditions and Restrictions of record in Book 7718, page 418; By-Laws as of record in Book 7718, page 477; and the Charter for the Homeowner's Association as of record in Book 7728, page 111, Register's Office for Davidson County, Tennessee, to which instruments reference is here made.

Real property taxes for 1995 have been settled between the parties, and are the responsibility of Grantee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Loretta E. Gilbert, a widow, her heirs and assigns, forever; and I, Era E. Williams, 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 our hands this the 12th day of April, 1995.

Era E Williams
Era E. Williams

Raymond Rutherford
Raymond Rutherford

95 APR 21 AM 8:45
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

53494
IDENTIFICATION REFERENCE

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Era E. Williams and husband, Raymond Rutherford, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this the 12th day of April, 1995.

Patricia M. Dunn
NOTARY PUBLIC

My Commission Expires: February 3, 1997

95 04/21 0101 03CHECK 427.40

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $ 112,000.00.

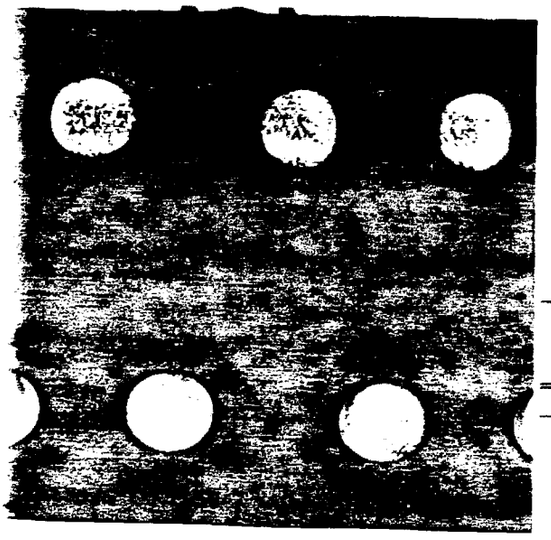
Loretta E. Dibert
AFFIANT

Subscribed and sworn to before me
this 12th day of April, 1995.

Patricia M. Swin
NOTARY PUBLIC
My Commission Expires: February 3, 1997



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



RECEIVED OF _____

FOR _____

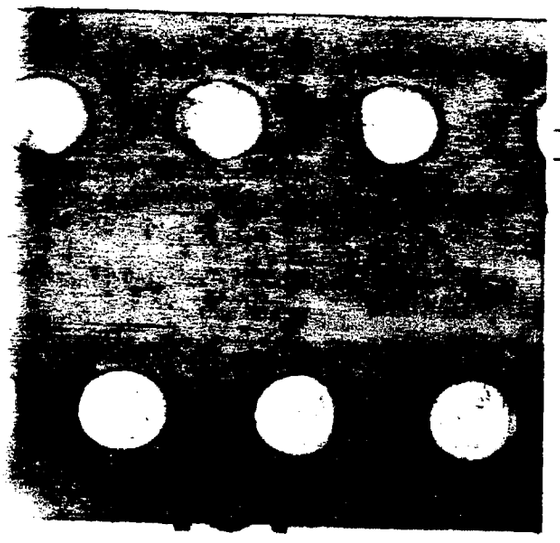
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	112000.00
CON TX	414.40
PRFEE	1.00
MDEED	12.00
TOTAL	427.40
CHECK	427.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID 04/21/95 08 BAN 0001 3018



53494
IDENTIFICATION REFERENCE

95 APR 21 AM 8:45
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 902479