BOOK 9656PG353

PREPARED BY (AND RETURN TO):

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Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (kd) Title No: 36262
Dav. Co. File: Box 8

95 APR 27 AM 11:40
REGISTER
DAVIDSON COUNTY, TN.

55349
IDENTIFICATION REFERENCE

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Robert P. Maurice Eileen McCann 213 Pebble Brook Nashville, Tennessee 37221	NationsBanc Mortgage Corporation P. O. Box 353 Louisville, KY 40201-0358

TAX MAP-PARCEL NUMBERS: 142-08A-58

5051 04/27 0101 03CHECK 357.10

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Alvin A. Almgren and spouse, Erva B. Almgren,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert P. Maurice and Eileen McCann as joint tenants with right of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A certain condominium Town House in Davidson County, Tennessee, being Town House No. 58 on the plan of Phase II, Coronado Town Home Condominium, of record in Book 4955, page 110, Register's Office for said County and to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Alvin A. Almgren and wife, Erva B. Almgren by deed from Ventura County Facilitator Corp. of record in Book 7659, page 903, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

The property herein conveyed is subject to repurchase and option agreement of record in Book 4904, page 622, said Register's Office and counterpart to Repurchase and Option Agreement of record in Book 6098, page 593, said Register's Office and to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 4901, Page 679, amended in Book 520s, page 329 and Book 5306, page 241, said Register's Office, and to the matters set forth in the referenced Condominium Plan of record.

This is improved property, known as: 213 Pebble Brook , Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered,

unless otherwise herein set out. BOOK 9656 PG 354

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 25th day of April, 1995.

Alvin A. Almgren **Erva B. Almgren**

State of California
County of _____

On this ____ day of April, 1995, before me the undersigned authority, personally appeared **Alvin A. Almgren** and **Erva B. Almgren**, 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 acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 93000.00

Affiant

Sworn and subscribed before me on the 25th day of April, 1995.

CHRISTY WILKINSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/16/96

Notary Public

My Commission Expires: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT No. 5907

State of California

County of Kern

BOOK 9656 PG 355

On April 24, 1995 (DATE) before me, GLORIA ANN MANCILAS (NAME, TITLE OF OFFICER - E.G. "JANE DOE, NOTARY PUBLIC")

personally appeared Alvin A. Almquist & Erma B. Almquist (NAME(S) OF SIGNER(S))

☒ personally known to me - **OR** - ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that ~~he/she~~/they executed the same in ~~his/her~~/their authorized capacity(ies), and that by ~~his/her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

GLORIA ANN MANCILAS
COMM. #940919
NOTARY PUBLIC-CALIFORNIA
KERN COUNTY
My Comm. Exp. Sept. 22, 1995

WITNESS my hand and official seal.

Gloria Ann Mancilas
SIGNATURE OF NOTARY

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

☒ INDIVIDUAL
☐ CORPORATE OFFICER

_____
TITLE(S)

☐ PARTNER(S) ☐ LIMITED ☐ GENERAL
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

DESCRIPTION OF ATTACHED DOCUMENT

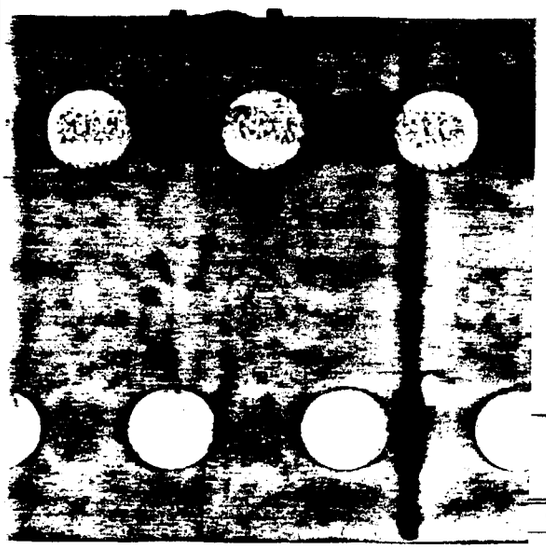
Warranty Deed
TITLE OR TYPE OF DOCUMENT

_____
NUMBER OF PAGES

_____
DATE OF DOCUMENT

_____
SIGNER(S) OTHER THAN NAMED ABOVE

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

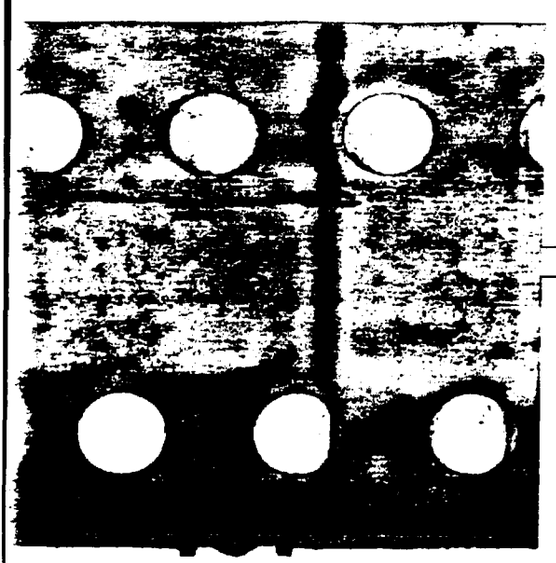
RECEIVED OF _____

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	93000.00
CON TX	344.10
PRFEE	1.00
MTGEED	12.00
TOTAL	357.10
CHECK	357.10

04/27/95 01 11:39 0001 5051

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

55349
IDENTIF. ↑ REFERENCE

95 APR 27 AM 11:40
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 904493