56216

IDENTIF. & REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

95 MAY -1 AM 10: 32

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (cmw) Title No: 36329
Dav. Co. File: Box 8

BOOK 9658 PG 758

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Karen S. Baker 4000 Anderson Road, #57 Nashville, TN 37217	Guaranty Trust Company 726 South Church Street Murfreesboro, TN 37130

TAX MAP-PARCEL NUMBERS: 136-03-A-57 02DX 07141

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 **Sherry Pillai, previously known as Sherry Irene Fraedrich, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Karen S. Baker, a single person,** 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 apartment in Davidson County, Tennessee, being Unit No. 57, Building No. 8 on the plan of Priest Lake Park Condominium Townhouse, Phase I, of record in Book 4460, page 88, said Register's Office, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Sherry Irene Fraedrich, unmarried, by deed from Mary Ruth Minor, unmarried, of record in Book 5201, page 845, said Register's Office. The said Sherry Irene Fraedrich is now known as Sherry Pillai.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 4651, Page 412; Book 4943, Page 692; Book 5093, Page 417; Book 5189, Page 671; Book 7679, Page 173; Book 8115, Page 838; Book 8115, Page 849 and Book 9089, Page 765, said Register's Office, and to the matters set forth in the referenced Condominium Plan of record.

Ajit K. Pillai, the spouse of Sherry Pillai, joins in this conveyance solely to convey any marital interest he may have in subject property.

This is improved property, known as: 4000 Anderson Road, #57, Nashville, TN 37217

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.

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 21st day of April, 1995.

Sherry Pillai

Ajit K. Pillai

State of Tennessee
County of Davidson

On this 21st day of April, 1995, before me the undersigned authority, personally appeared **Sherry Pillai**, 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: 7-27-96

Notary Public

State of Tennessee
County of Shelby

On this 21st day of April, 1995, before me the undersigned authority, personally appeared **Ajit K. Pillai**, 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: Dec. 8, 1997

Notary Public at Large

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 41000.00

Affiant

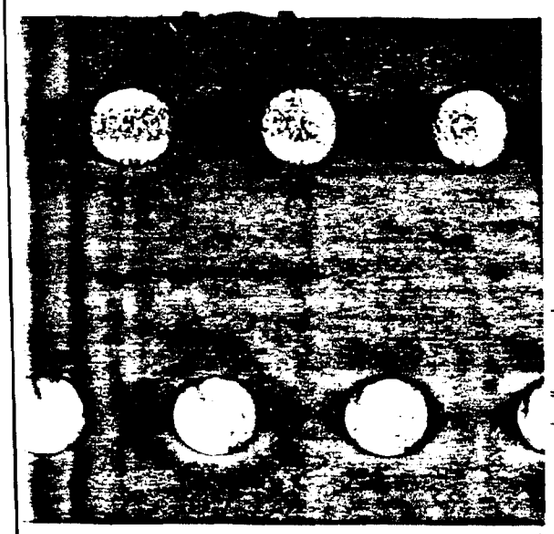
Sworn and subscribed before me on the 28th day of April, 1995.

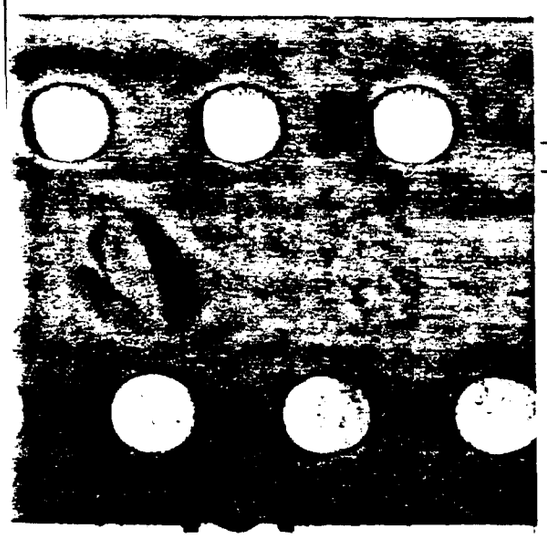
Notary Public

My Commission Expires:

05/01 0101 03 [illegible]

150-70





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED Of _____

FOR _____

BOOK 9658 PG 760

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 41000.00
CON TX 151.70
PRFEE 1.00
WDEED 8.00
TOTAL 160.70
CHECK 160.70

05/01/95 01 10:33 0001 6006

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

56216
IDENTIF. ▲ REFERENCE

95 MAY -1 AM 10:32
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 905434