30

BOOK 9686 PG 753

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value whichever is greater, for this transfer is $ 61,500.00
Subscribed and sworn to before me, this the 31 day of
May 1995

Affiant

My commission expires: 9-21-96
(Affix Seal)

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENN

# WARRANTY DEED

| | |
|---|---|
| Prepared by: SOUTHEAST TITLE of Tennessee, Inc. #5G19064<br>Suite 110, 2000 Richard Jones Rd., Nashville, TN 37215 | |
| ADDRESS OF NEW OWNER:<br>Lisa Jane Romeo | SEND TAX BILLS TO:<br>HOME SAVINGS OF AMERICA, FSB |
| 900 19th Ave. South, #705<br>STREET ADDRESS | 225 N. Federal Highway, Suite 601<br>STREET ADDRESS |
| Nashville, TN 37212<br>CITY STATE ZIP | Pompano Beach, FL 33062<br>CITY STATE ZIP |
| MAP & PARCEL NO. 92-16-B 74 CO | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,
Thomas L. James and wife, Mary Beth M. James

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Lisa Jane Romeo

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Unit Number 705 of University Square Condominium Apartments, a horizontal property regime established by Master Deed of record in Book 7051 at page 529, as amended in Book 7119, page 884, the Plat of which is of record in Plat Book 6900 at page 124, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all of the property conveyed to Thomas L. James and wife, Mary Beth M. James by Deed of record in Book 7369 page 997, as rerecorded in Book 7372, page 815, Register's office for said County.

This conveyance is subject to taxes for the year 1995 and subsequent years, easements and restrictive covenants of record and Deed of Trust for the benefit of HOME SAVINGS OF AMERICA, FSB, which the Grantee(s) hereby agree to assume and pay.

THIS IS IMPROVED PROPERTY KNOWN AS 900 19th Ave. South, #705, Nashville, TN 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 31 day of May , 1995

Thomas L. James

Mary Beth M James
Mary Beth M. James

GRANTEE LISA JANE ROMEO



-1123001 (9202) ELECTRONIC LASER FORMS, INC. - (313)293-8100 - (800)327-0545

BOOK 9686 PG 754

State of Tennessee
County of Davidson

On this 31 day of May , 1995 , before me personally appeared Thomas L. James & Mary Beth M. James to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, 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: 9-21-96

Notary Public

JENNIFER FRANKS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE
My Commission Expires September 21, 1996

State of Tennessee
County of Davidson

On this 31 day of May 31, , 1995 , before me personally appeared Lisa Jane Romeo to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, 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: 9-21-96

Notary Public

JENNIFER FRANKS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE
My Commission Expires September 21, 1996

**WARRANTY DEED**

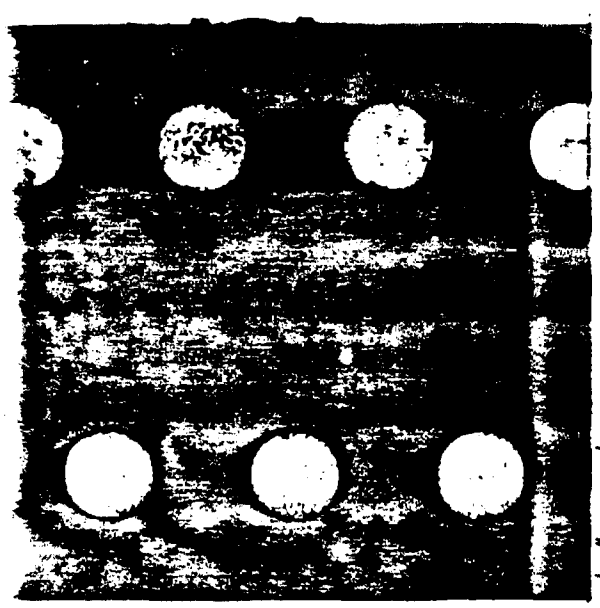
0065641
IDENTIF. # REFERENCE

95 JUN -1 AM 9:27
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

6392 06/01 0101 03CHECK 236.50



-1123001 (9202)



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

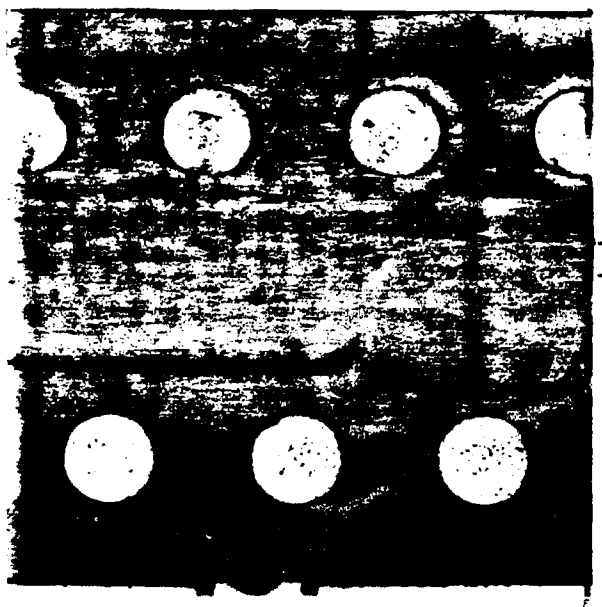
RECEIVED OF _____

FOR _____

BOOK 9686 PG 755

| | | |
|---|---|---|
| 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 61500.00
CON TX 227.55
PRFEE 1.00
MDEED 8.00
MTGE 236.55
CHECK 236.55

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/01/95 01 09:29 0001 6392

006564 1
IDENTIF. ↑ REFERENCE

95 JUN -1 AM 9:27
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 915704