B0436

THIS INSTRUMENT PREPARED BY:
David B. Herbert, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-8985

BOOK 9690PG120

WARRANTY DEED

Name and Address of New Owner:
Wanda Wear Woolen
2033 Lombardy Avenue
Nashville, Tn 37215

Send Tax Bills To:
New Owner

Street Address of Subject Property:

2033 Lombardy Avenue
Nashville, Tn 37215

Map-Parcel No:
117-7-J-10

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **WE, JAMES F. STEWARD AND WIFE, MARGARET STEWARD** hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **WANDA WEAR WOOLEN,** hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

SEE SCHEDULE ATTACHED HERETO.

The conveyance of the above described parcel of land is subject to the following:

1. Master Deed for Kingsbridge Condominiums as of record in Book 7105, page 777, as amended in Book 7457, page 15, Register's Office for Davidson County, Tennessee..

2. ByLaws of the Kingsbridge Condominium Association, as of record in Book 7105, page 804, as amended in Book 9539, page 564, Register's Office for Davidson County, Tennessee.

3. Restrictive covenants of record in Book 1109, page 353; Book 1133, page 85, and Book 1108, page 76, Register's Office for Davidson County, Tennessee.

4. All matters shown on the Plan of record in Book 974, page 92 and in Book 7105, pages 846-850, Register's Office for Davidson County, Tennessee.

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 **GRANTOR** does covenant with the said **GRANTEES** that it is

lawfully seized 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; and **GRANTOR** does further covenant and bind itself, its heirs, successors, assigns 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 hands this 1st day of June, 1995.

James F. Steward

Margaret Steward

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 James F. Steward and wife, Margaret Steward, the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at Nashville, Tennessee, this 1st day of June, 1995.

NOTARY PUBLIC AT LARGE David B. Herbert My Commission Expires May 24, 1997 STATE OF TENNESSEE

NOTARY PUBLIC
My commission expires:_____

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration of value whichever is greater, for this transfer is $156,000.00.

Affiant

Subscribed and sworn to before me this the 1st day of June, 1995.

NOTARY PUBLIC AT LARGE David B. Herbert My Commission Expires May 24, 1997 STATE OF TENNESSEE

NOTARY PUBLIC
My commission expires:_____

EXHIBIT "A"

BEING Unit No. 2033 of the Kingsbridge Condominiums, a horizontial property regime established pursuant to the provisions of the Tennessee Horizontal Property Act (Tennessee Code Annotated Sections 66-27-101 through 66-27-123; herein referred to as the "Act") and the provisions of the Master Deed for the Kingsbridge Condominiums of record in Book 7105, page 77, as amended in Book 7457, page 15, Register's Office for Davidson County, Tennessee, including without limitation the by-laws appended thereto of record in Book 7105, page 804, said Register's Office (collectively the "Master Deed"), to which Master Deed reference is here made for a more complete and accurate description of said unit;

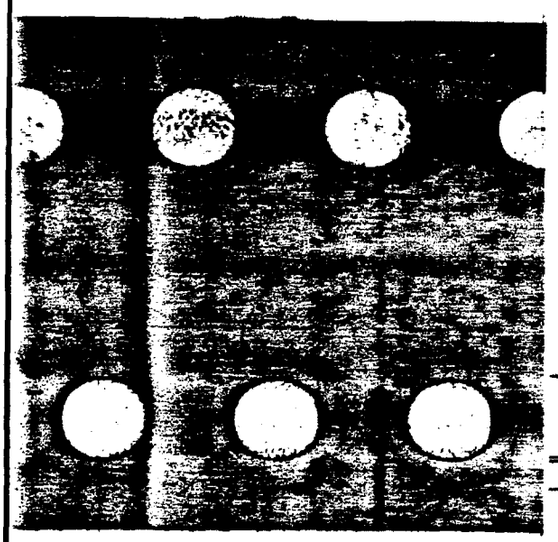
Together with the undivided percentage interest in the Common Elements (as defined in Master Deed) appertaining in said unit and all other rights, powers, privileges and interests appertaining to said unit pursuant to the Master Deed;

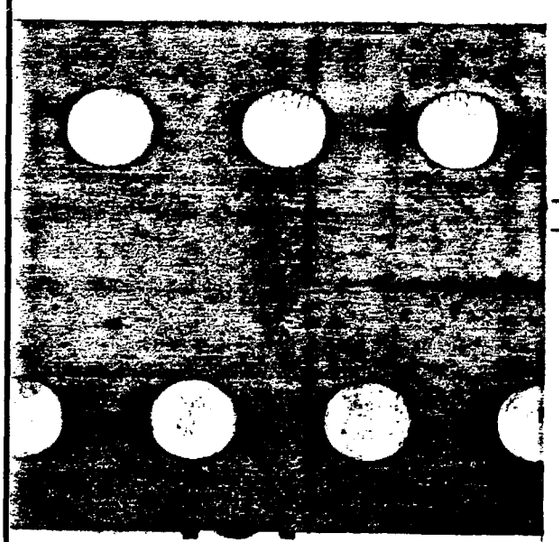
Being the same property conveyed to James F. Steward and wife, Margaret Stewart by General Warranty Deed from Dominion Development Corporation, a Tennessee Corporation of record in Book 9237, page 830, Register's Office for Davidson County, Tennessee.

006542
IDENTIF. & REFERENCE

95 JUN -2 PM 3:39
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

7333 06/02 0101 03CHECK 590.20





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

RECEIVED OF _____

FOR _____

BOOK 9690 PG 123

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 156000.00
CON TX 577.20
PRFEE 1.00
MDEED 12.00
TOTAL 590.20
CHECK 590.20

06/02/95 01 15:39 0001 7333

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0066542
IDENTIF. ↑ REFERENCE

95 JUN -2 PM 3:39
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 916632