BK 9713-647

Bk 198

WARRANTY DEED

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
95-4-36
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 104000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF June 19 95

Notary Public

MY COMMISSION EXPIRES: 9/K/95
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Patricia A. Baughn (NAME)	Lovell & Malone, Incorporated (NAME)	MAP 161-14B #220
220 Highland Villa Circle (ADDRESS)	2209 Crestmoor Road (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Nashville, TN 37215 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Mark G. Cabaniss, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Patricia A. Baughn, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 220 on the Plan of Condominium Set of Highland Villa Condominiums, its Horizontal Property Regime having been estabilised by the Master Deed, as of record in Book 7278, page 312, amended in Book 7347, page 717, Book 7352, page 630, Book 7467, page 850, Book 7470, page 153, Book 7600, page 361, Book 8090, page 537, Book 8131, page 95, Book 8173, page 84 and Book 8199, page 149, Register's Office for said County, to which plan and record thereof are incorporated herein and made part hereof by reference.

Being the same property conveyed to Mark G. Cabaniss by deed from Kimberly E. Ingram, unmarried, of record in Book 8415, page 841, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

0073865

IDENTIFICATION REFERENCE

95 JUN 27 PM 1:59

CLERK AND MASTER/REGISTER DAVIDSON COUNTY, TN.

RECD 95 JUN 27 0101 393.30

unimproved ( )
This is improved (X) property, known as 220 Highland Villa Circle, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 my hand this 23rd day of June 19 95

Mark G. Cabaniss by [illegible] attorney-in-fact

Mark G. Cabaniss

9713

BOOK 9713 PAGE 648

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark G. Cabaniss, unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville _____, Tennessee, this _____ day of _____ 19____.

Commission expires Jan. 7, 1997

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19____.

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of June, 1995, before me personally appeared G. Stan Gunselman, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument in behalf of Mark G. Cabaniss, and acknowledged that he executed the same as the free act and deed of said Mark G. Cabaniss. Witness my hand and official seal at Nashville, Tennessee, this 23rd day of June 1995.

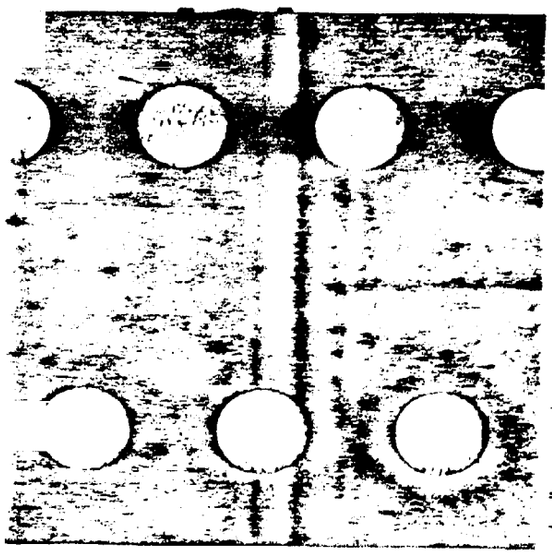
My Commission Expires:
9/16/95

_____
NOTARY PUBLIC

PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

Warranty Deed from Mark G. Cabaniss, to Patricia A. Baughn.

Return to:
Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, TN 37215



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

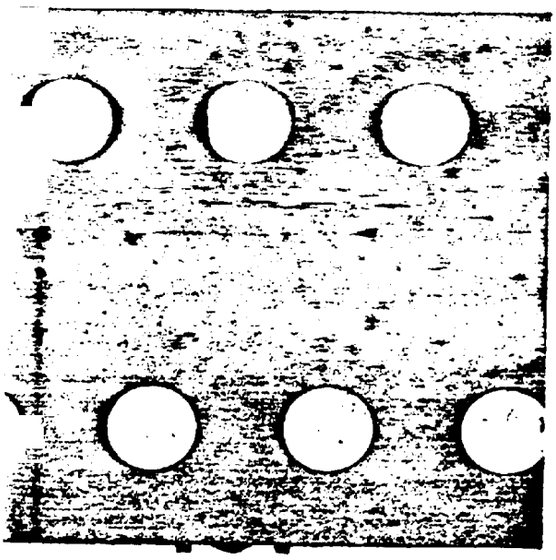
RECEIVED OF _____

FOR _____

BOOK 9713 PG 649

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
	104000.00
CON TX	384.80
PRFEE	1.00
WDEED	8.00
TOTAL	393.80
CHECK	393.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 5430

0073865
IDENTIF. ↑ REFERENCE

95 JUN 27 PM 1:59
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 924625