File in Box No. 19 B

FILED 9716:870

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

STATE OF TENNESSEE 95-6-54
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 128,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF June 19 95

Notary Public

MY COMMISSION EXPIRES: September 16, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LAURA K. ANDREWS	SUNTRUST MORTGAGE, INC.	MAP 143-01-0-A
(NAME)	(NAME)	
103 Windsor Terrace Drive	P. O. Box 105277	PARCEL 103CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Atlanta, GA 30348-5277	FB #09D-80974
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, THOMAS ROBERT KEOWN AND WIFE, DOROTHY SMITH KEOWN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LAURA K. ANDREWS, 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:

BEING Unit No. 103 of Windsor Terrace Condominiums created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 7150, Page 921, and amended in Book 7436, Page 667, rerecorded in Book 7464, Page 297, and further amended in Book 7661, Page 40, Book 7729, Page 206, and Book 7980, Page 717, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the plat of Windsor Terrace Condominiums set forth as Exhibit "C" of said Amendment to the Master Deed of record in Book 7436, Page 671, and rerecorded in Book 7164, Page 301, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Thomas Robert Keown and wife, Dorothy Smith Keown, by Deed from Joseph A. Serio, an unmarried person, of record in Book 8381, Page 497, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of

CONTINUED ON PAGE 2

unimproved ( )
improved (X) property, known as 103 Windsor Terrace Drive, Nashville, TN 37221
(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 our hand s this 28th day of June 19 95

Thomas R. Keown Thomas Robert Keown
THOMAS ROBERT KEOWN

Dorothy Smith Keown
DOROTHY SMITH KEOWN

BOOK 9716 PG 871

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 THOMAS ROBERT KEOWN AND WIFE, DOROTHY SMITH KEOWN

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28th day of June, 19 95.

Commission expires September 16, 1995

Notary Public

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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, a 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

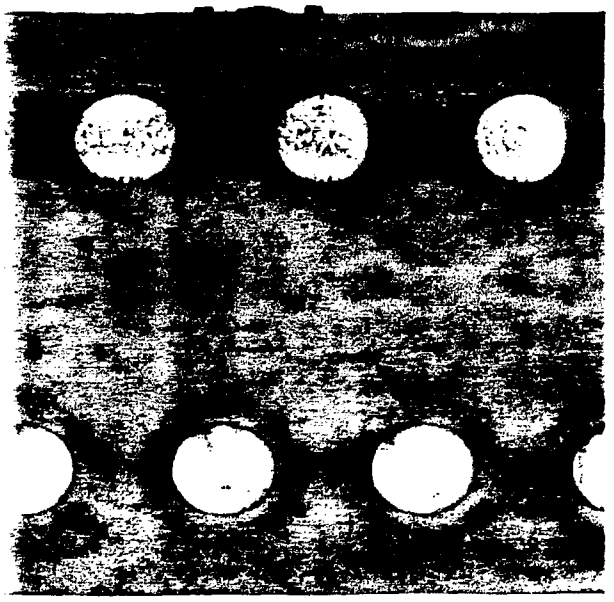
5447 06/29 0101 03CHECK 482.60

Legal continued from Page 1

Windsor Terrace Condominiums, of record in Book 7150, Page 921, as amended in Book 7436, Page 667, rerecorded in Book 7464, Page 297, and further amended in Book 7661, Page 40, Book 7729, Page 206, and Book 7980, Page 717, Register's Office for Davidson County, Tennessee; By-Laws of record in Book 7150, Page 948, said Register's Office; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

IDENTIF. & REFERENCE

95 JUN 29 PM 4:12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

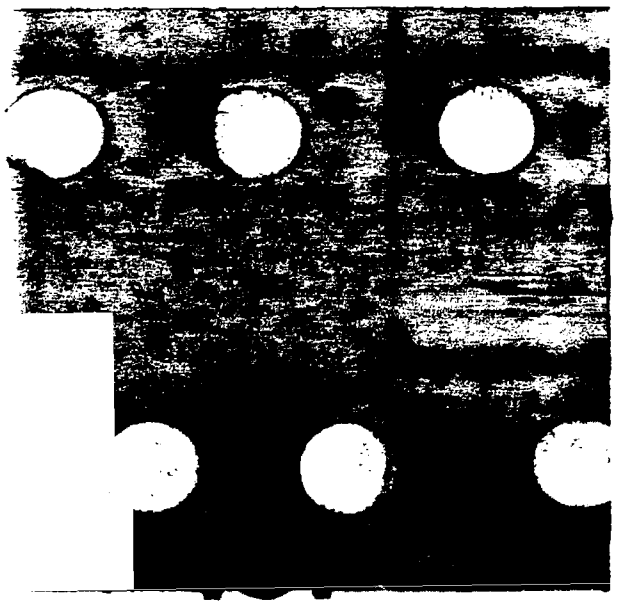
RECEIVED OF _____

FOR _____

BOOK 9716 PG 872

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
128000.00
CON TX 473.60
PRFEE 1.00
WDEED 8.00
TOTAL 482.60
CHECK 482.60

06/29/95 01 16:14 0001 6447

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0074805
IDENTIF. ↑ REFERENCE

95 JUN 29 PM 4:12
FELIX Z. WILSON JJ REGISTER
DAVIDSON COUNTY, TN.

No. 925621