BOOK 9720 PG 959

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 48,900.00

Daphne D. Barnes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF June 1995.

Brenda B. Lehman
Notary Public

MY COMMISSION EXPIRES: 3/16/99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Lehman Land Title, Inc., 5211 Maryland Way, Suite 1060, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rosalie Phillips (NAME)	First Union Mortgage Corporation (NAME)	108-7B-164 CO
217 Timberway Drive, Unit 164 (ADDRESS)	4300 Six Forks Road (ADDRESS)	
Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	Raleigh, NC 27619 (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, John M. Tudor and wife, Randle B. Tudor

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rosalie Phillips

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:

A certain condominium apartment in Davidson County, State of Tennessee, described as follows, to-wit:

Unit No. 164 of Timber Lake Condominiums, a Condominium, a horizontal property regime created under Title 66, Chapter 27, Section 101, et seq., as amended Tennessee Code Annotated as shown on the plat of Timber Lake Condominiums, recorded in Plat Book 6250, page 219 and in Book 5200, page 342, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 6549, page 475, and by Instrument of Clarification at Book 6561, page 141 and by Instrument of Correction to Master Deed of record in Book 7153, page 617, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners, and tenants of Timber Lake Condominiums contained in the Master Deed and By-Laws appended thereto recorded in Book 6549, page 475, by Instrument of Clarification in Book 6561, page 141, and by Instrument of Correction in Book 7153, page 617, and By-Laws of record in Book 6549, page 520, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to John M. Tudor and wife, Randle B. Tudor by deed from Timber Lake Joint Venture, a Tennessee joint venture, of record in Book 7092, page 20, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6)

CONTINUED

unimproved ( )
This is improved (X) property, known as 217 Timberway Drive, Unit 164, Nashville, Tennessee 37214
(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 30th day of 7700 JUN95 0101 03CHECK 95189.93

John M. Tudor

Randle B. Tudor

STATE OF TENNESSEE

BOOK 9720 PG 960

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John M. Tudor

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 Brentwood, Tennessee, this 30th day of June, 19 95.

Commission expires 3/6/99

Brenda P Johnson
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

-- CONTINUED FROM PAGE 1 --

All applicable governmental and zoning regulations.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared John M. Tudor to me known or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of Randle B. Tudor and acknowledged that he executed the same as the free act and deed of said Randle B. Tudor.

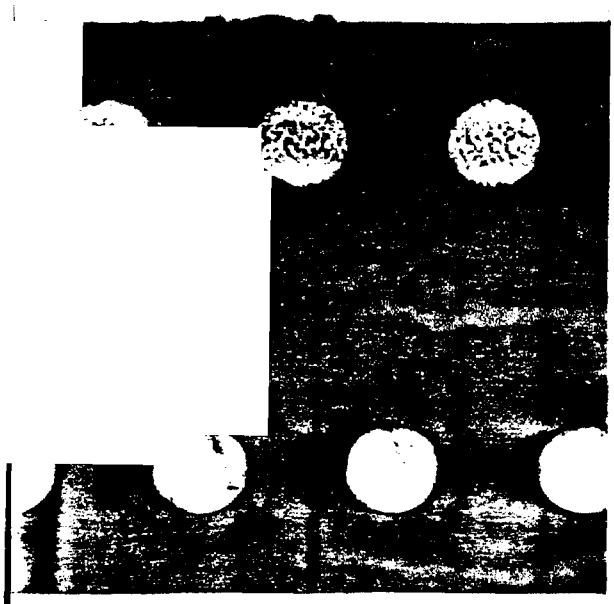
Witness my hand and official seal at Brentwood, TN, this 30th day of June, 1995.

Brenda P Johnson

My Commission Expires: 3/6/99

95 JUL -5 AM 8:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE 0075939



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9720 PG 961

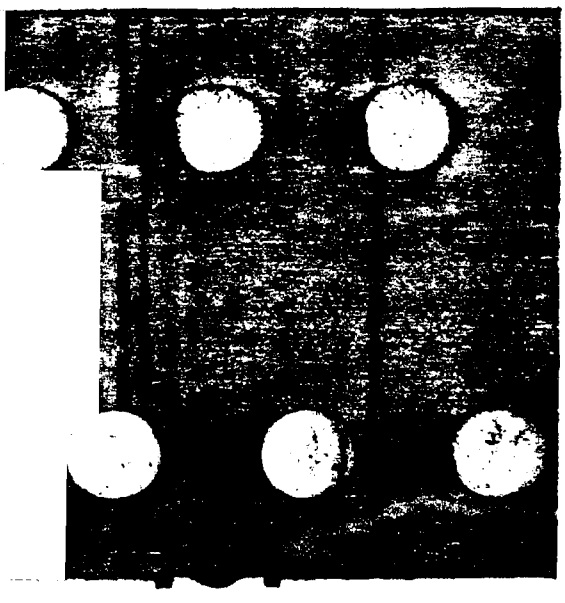
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 48900.00
CON TX 180.93
PRFEE 1.00
WDEED 8.00
TOTAL 189.93
CHECK 189.93

07/05/95 01 08:05 0001 7700

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



00075939
IDENTIF. ← REFERENCE

95 JUL -5 AM 8:05

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 926849