52

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Attv.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 9725 PG 622

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
SARAH G. MOON (NAME)	Boatmens National Mortgage (NAME)	131-6-G
703 Arkland Place (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	703
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	Memphis, TN 38118 (CITY) (STATE) (ZIP)	7DA92540

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, THOMAS S. MCSWAIN AND WIFE, JOY A. MCSWAIN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SARAH G. MOON

HEREINAFTER CALLED *THE* GRANTEES, THEIR SUCCESSORS, 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. 703, together with the appurtenant interest in the common elements of Burton Hills, Village of Ashlawn, A Condominium, a horizontal property regime established by Master Deed, of record in Book 7076, page 696, amended in Book 7308, page 859, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A" to the aforementioned Master Deed and being located upon Tract No. 13 on the Plan of Resubdivision of Tracts 1, 2, and 11, Burton Hills of record in Plat Book 6250, page 978, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Thomas S. McSwain and wife, Joy A. McSwain by deed from S.L.A. Service Corporation, a Kentucky corporation of record in Book 8642, page 360, said Register's Office.

This conveyance is made subject to: (1) 1995 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 6326, page 588, Book 6517, page 522, Book 6778, page 536, Book 6911, page 120, and in Book 7076, page 691, Book 7076, page 696, and Book 7308, page 859; (3) Charter of record in Book 7154, page 239, Book 6517, page 505, Book 6921, page 216, Book 6517, page 511, Book 6921, page 214, Book 6665, page 1, Book 6921, page 210; (4) Easements of record in Book 3702, page 250, and Book 4298, page 491; (5) Agreement of record in Book 6470, page 383, Book 6655, page 47, and Book 7147, pages 411 and 416; and (6) All matters appearing on the Plan of record in Plat Book 6250, page 978, said Register's Office.

7069 07/07 0101 03CHECK 471.50

unimproved ( )
This is improved (X) property, known as 703 Arkland Place, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 30th day of June, 19 95.

Thomas S. McSwain by Leslie C Norton
THOMAS S. MCSWAIN
BY: LESLIE C. NORTON, ATTORNEY-IN-FACT
BY POWER OF ATTORNEY RECORDED
SIMULTANEOUSLY HEREWITH

Joy A. McSwain by Leslie C Norton
JOY A. MCSWAIN
BY: LESLIE C. NORTON, ATTORNEY-IN-FACT
BY POWER OF ATTORNEY RECORDED
SIMULTANEOUSLY HEREWITH

STATE OF TENNESSEE

BOOK 9725PG623

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

_____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand at office, this _____ day of _____, 19 _____.

My commission expires _____ Notary Public _____

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

_____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LESLIE C. NORTON, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for the said THOMAS S. MCSWAIN AND WIFE, JOY A. MCSWAIN, and is authorized by the said THOMAS S. MCSWAIN AND WIFE, JOY A. MCSWAIN to execute this instrument on their behalf.

KAREN TRUSTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Witness my hand at Office, this 30th day of June, 1995.

My Commission Expires:
11/7/95

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

KAREN TRUSTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 125,000.00

Sara G Moon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June, 19 95.

MY COMMISSION EXPIRES: 11/7/95 (AFFIX SEAL)

Notary Public

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.
95 JUL -7 PM 3:52

RECEIVED FOR RECORD

00772.10

WARRANTY DEED

FROM

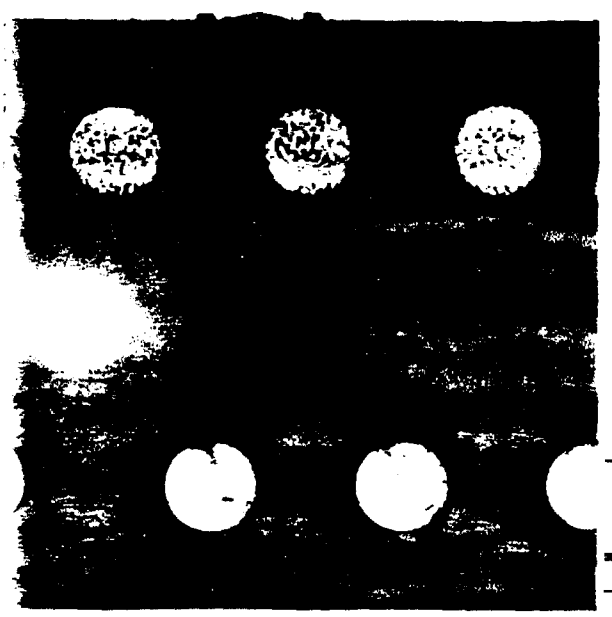
THOMAS S. MCSWAIN AND WIFE, JOY A. MCSWAIN

TO

SARAH G. MOON

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

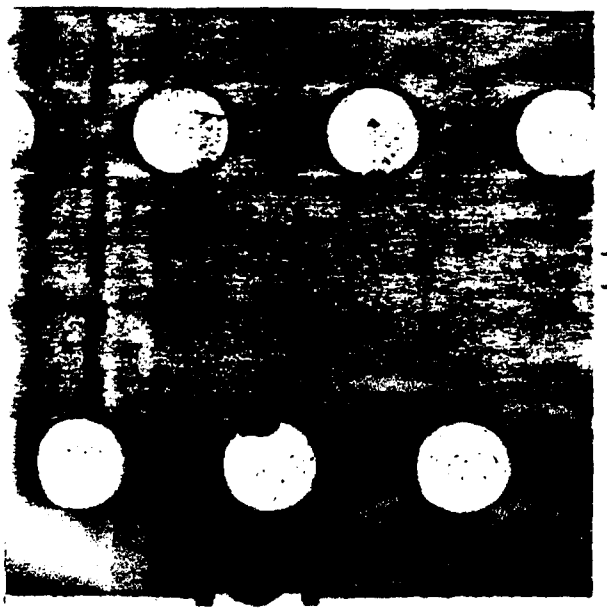
RECEIVED OF _____

FOR _____

BOOK 9725 PG 624

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 125000.00
CON TX 462.50
PRFEE 1.00
WDEED 8.00
TOTAL 471.50
CHECK 471.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/07/95 01 15:55 0001 9069

95 JUL -7 PM 3:53
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0077210
IDENTIFICATION REFERENCE

No. 928206