BOOK 9738 PG 205

THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN** Third Floor 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $79,400.00. **AFFIANT** Subscribed and sworn to before me, this 21st day of July, 1995. Notary Public My Commission Expires: 5/4/97

Address New Owners As Follows: Douglas J. Fouty and wife, Sherri R. Fouty, 2720 Linmar Ave., Nashville, TN 37215

Send Tax Bills To: Chemical Residential Mortgage Corporation, P.O. Box 341650, Columbus, OH 43234-1650

Map-Parcel Number: 104-14D-7CO

3870 07/24 0101 03CHECK 302.78

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **S. J. INVESTMENTS, INC., a Tennessee corporation**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **DOUGLAS J. FOUTY AND WIFE, SHERRI R. FOUTY** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 7 on the Plan of Linmar Place II Condominiums, as of record in Book 7599, page 408, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, and as shown on exhibit to the Master Deed of record in Book 7599, page 347, Register's Office for said County.

Being a part of the property conveyed to S. J. Investments, Inc. by deed from SCW Construction Company, Inc., a Tennessee corporation of record in Book 7648, page 522, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 1995 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree

to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Restrictive covenants of record in Book 3873, page 966, Register's Office for said County.

3. Master Deed establishing a Horizontal Property Regime of record in Book 7599, page 347, Register's Office for said County.

4. An easement for the construction and maintenance of an electric power transmission line, underground sanitary sewer and ingress and egress of record in Book 4740, page 21, Register's Office for said County.

5. Shared Driveway Agreement of record in Book 7374, page 802, Register's Office for said County.

6. Deed of Easement for the placement and maintenance of a building of record in Book 8354, page 426, Register's Office for said County.

This is improved property known as 2720 Linmar Avenue, Nashville, TN 37215.

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 it covenants 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 further covenants and binds itself, its successors and assigns, 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 person 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 21st day of July, 1995.

00815417

IDENTIFICATION REFERENCE

95 JUL 24 PM 12:19

REGISTER
DAVID
DAVIDSON CO., TN.

S. J. INVESTMENTS, INC.,
a Tennessee corporation

BY: _____
Samuel L. Johnson, III

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

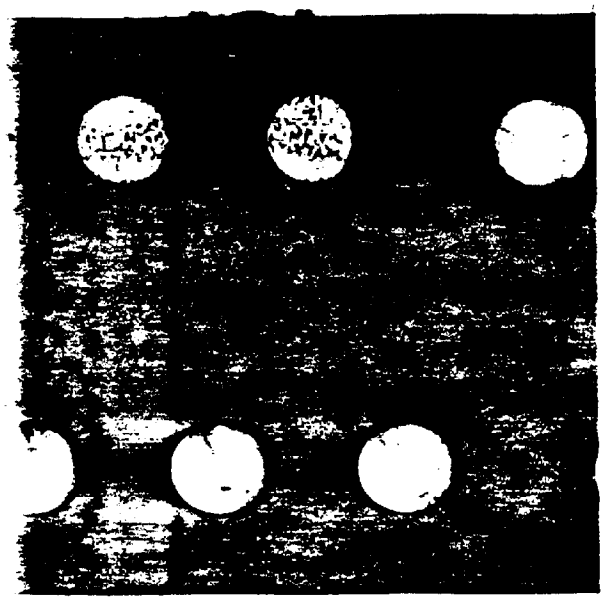
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SAMUEL J. JOHNSON, III**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **PRESIDENT** of the maker and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 21st day of July, 1995.

_____
Notary Public

My Commission Expires: 5/30/99

WESLEY D. TURNER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

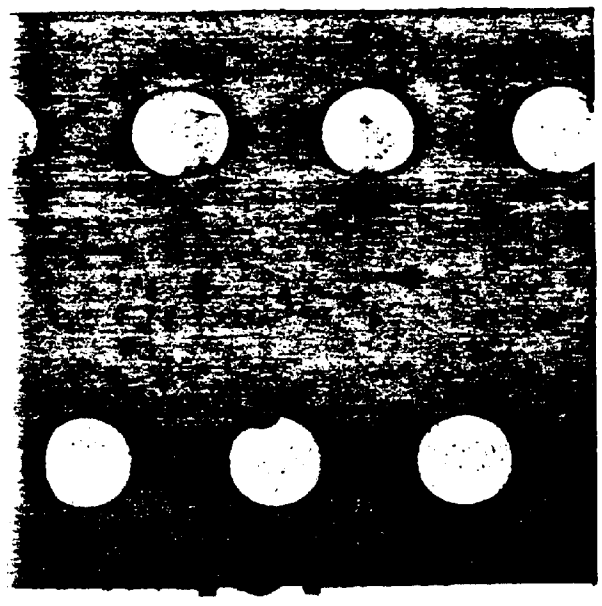
RECEIVED OF _____

FOR _____

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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



RECEIPT IS NOT VALID UNTIL CHECK IS PAID

CAMT	79400.00
CON TX	293.78
PRFEE BANK	1.00
WDEED	8.00
TOTAL	302.78
CHECK	302.78

008154 7
IDENTIF. # REFERENCE

95 JUL 24 PM 12: 19

REGISTER
DAVIDSON COUNTY, TN.

07/24/95 01 12:21 0001 3870

No. 932949