59B

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON BOOK 9740 PG 243
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 49,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
24th DAY OF July, 19 95.

Notary Public

MY COMMISSION EXPIRES: March 27, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SECURITY ESCROW & TITLE CO., 2323 21st Avenue South, Ste. 200, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lois E. Matisak	Lois E. Matisak	MAP 92-15-A
(NAME)	(NAME)	
2325 Elliston Place, Unit 301	103 Hearthstone Manor Circle	PARCEL 301
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37203	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(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, Allen C. Brown and wife, Susan G. Brown

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lois E. Matisak and husband, Philip J. Matisak

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. 301 of Elliston Place Quarters, as described in the Master Deed establishing a Horizontal Property Regime with respect to Elliston Place Quarters, of record in Book 6657, Page 72, Register's Office for Davidson County, Tennessee, together with a 1/48th undivided interest in the common elements as described in said Master Deed.

Being the same property conveyed to Allen C. Brown and wife, Susan G. Brown by deed from W. Barry Goodman and wife, Dana P. Goodman of record in Book 9049, Page 789, Register's Office for said County.

This Conveyance is subject to Master Deed of record in Book 6657, Page 72, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

0082248

IDENTIF. & REFERENCE

95 JUL 26 AM 9:51

REGISTER
DAVIDSON COUNTY, TN.

4654 07/26 0101 03CHECK 192.15

unimproved ( )
This is improved (X) property, known as 2325 Elliston Place, Unit 301, Nashville, Tennessee 37203
(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 24th day of July 19 95

Allen C. Brown

Susan G. Brown

BOOK 9740 PG 244

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 Allen C. Brown and wife, Susan G. Brown

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 24th day of July, 19 95.

Commission expires March 27, 1999

Notary Public

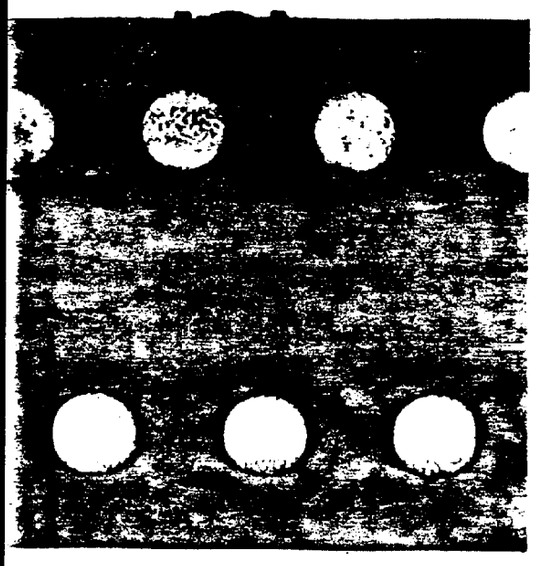
STATE OF TENNESSEE
COUNTY OF

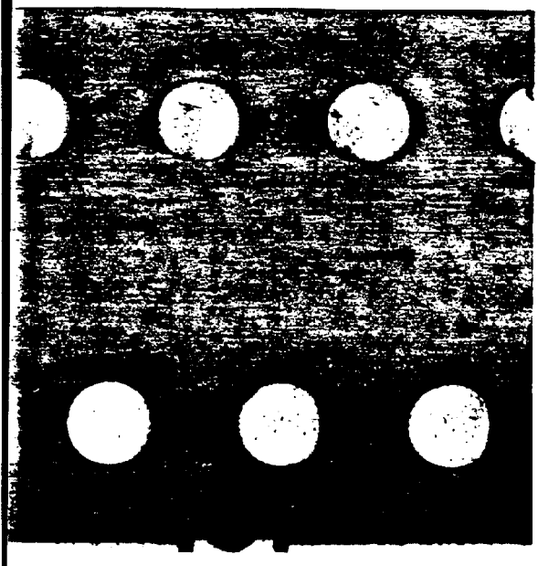
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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





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

RECEIVED OF _____

FOR _____

BOOK 9740 PG 245

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 49500.00
CON TX 183.15
PRFEE 1.00
WDEED 8.00
TOTAL 192.15
CHECK 192.15

07/26/95 01 09:51 0001 4654

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0082248
IDENTIF. ↑ REFERENCE

95 JUL 26 AM 9:51

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 933721