SOB

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9767 PG 110

ADDRESS NEW OWNER:
Benita J. Doughty
21 Vaughns Gap Road,Unit 13
Nashville, Tennessee 37205

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Arlington Mortgage Corp
5400 Maryland Way, Ste 102
Brentwood, TN 37027

MAP AND PARCEL:
MAP 129-15
GROUP A
PARCEL 13

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Ruth E. Zahler,an unmarried person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Benita J. Doughty,an unmarried person, hereinafter called the Grantee, her 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 13 of Belle Meade Highlands Condominium created under Title 66, Chapter 27, Section 101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 7091, page 302, 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 Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Belle Meade Highlands Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete description of said Unit.
>
> Being the same property conveyed to Ruth E. Zahler,an unmarried person by deed from Resolution Trust Corporation, as Receiver of Metropolitan Federal Savings & Loan Association, F.A., as of record in Book 8779, page 532, Register's Office for Davidson County, Tennessee.

This is improved property known as 21 Vaughns Gap Road,Unit 13, Nashville, TN 37205.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to 1995 Metropolitan Government Property taxes and subsequent years thereafter.
2. Terms, conditions, easements, rights and lien as set forth in the Master Deed of Belle Meade Highlands Condominium, and the By-Laws appended thereto, of record in Book 7091, page 302, said Register's Office.
3. All matters as shown on the Plan of Belle Meade Highlands Condominiums, as set forth as Exhibit A-2 of the Master Deed of record in Book 7091, page 302, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Benita J. Doughty,an unmarried person, her heirs and assigns, forever; and I, Ruth E. Zahler,an unmarried person, do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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Witness my hand this the 18th day of August, 1995.

Ruth E. Zahler By: Tom Fussell
Attorney-In-Fact
ATTORNEY IN FACT

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 Tom Fussell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Ruth E. Zahler as her Attorney-In-Fact, as the free act and deed of the within named Ruth e. Zahler. Witness my hand and official seal at Nashville, Tennessee, this the 18th day of August, 1995.

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

NOTARY PUBLIC

My Commission Expires: Nov 20, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 72,000.00.

AFFIANT

Subscribed and sworn to before me this 18th day of August, 1995.

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

NOTARY PUBLIC

My Commission Expires: Nov 20, 1996

190 08/19 0101 CHECK 275.40

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

95 AUG 18 PM 2:08

IDENTIF. & REFERENCE

0091083

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

RECEIVED OF _____

FOR _____

BOOK 9767 PG 112

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 72000.00
CON TX 266.40
PRFEE 1.00
WDEED 8.00
TOTAL 275.40
CHECK 275.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0091083
IDENTIF. # REFERENCE

95 AUG 18 PM 2:08
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 943143