Mail

This Instrument Prepared By:
JOHN T. GWIN, ATTORNEY AT LAW
2542 North Mt. Juliet Road
Post Office Box 888
Mt. Juliet, TN 37122

BOOK 9788 PG 969

ADDRESS NEW OWNER:
Teresa Bell Wondron
828 Ember Lake Drive
Nashville, Tennessee 37214

SEND TAX BILL:
To Owner

MORTGAGEE:
Wilson Bank & Trust
623 West Main Street
Lebanon, Tennessee 37087

MAP AND PARCEL:
Map 97-8
Group A
Parcel 64CO

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, **Joel Marshall Hall**, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Teresa Bell Wondron**, married, 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:

> **Tract No. 1:** Land in Davidson County, Tennessee, being Unit No. 4 of Building L, in the Horizontal Property Regime of Lake Chateau (Section 1) as shown on the Plat of same of record in Book 4675, pages 41 through 44, Register's Office for Davidson County, Tennessee, together with the carport storage area attached to said unit.
>
> Being the same property conveyed to Joel Marshal Hall by deed dated January 2, 1987, from Ruth C. Hughes, unmarried as of record in Book 7097, page 234, Register's Office for Davidson County, Tennessee.

This is improved property known as 188 Lake Chateau Drive, Hermitage, TN 37076.

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

This conveyance is further made subject to Master Deed and By-Laws affecting the property herein conveyed, as evidenced by instruments of record in Book 6639, page 468; Book 6691, page 308; Book 6691, page 314; and Book 7025, page 380, Register's Office for Davidson County, Tennessee, to which instrument reference is here made.

This conveyance is also made subject to all of those facts, conditions and limitations shown upon the Plat of record in Plat Book 6250, page 607 through 610, said Register's Office.

Real property taxes for 1995 have been settled between the parties, and are the responsibility of Grantee.

As a portion of the consideration for this conveyance, as evidenced by Grantee' acceptance of this deed, Grantee herein assumes and promises to pay as due, and Grantee agrees to indemnify and hold Grantor harmless from any further or future liability associated with, the existing first mortgage indebtedness on the subject property owed to NationsBanc Mortgage Corporation, commencing with the payment due on September 1, 1995, and which mortgage indebtedness is evidenced by an instrument of record in Book 7097, page 237, Register's Office for Davidson County, Tennessee. The escrow account relating to the loan being assumed is transferred to the Grantee, as is the hazard insurance.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Teresa Bell Wondron, married, her heirs and assigns, forever; and I, Joel Marshall Hall, unmarried, 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.

Witness my hand this the 6th day of September, 1995.

Joel Marshall Hall

Joel Marshall Hall

STATE OF TENNESSEE)
COUNTY OF WILSON)

BOOK 9788 PG 971

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Joel Marshall Hall, unmarried, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this the 6th day of September, 1995.

Patricia M. Gwin
NOTARY PUBLIC

PATRICIA M. GWIN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: February 3, 1997

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $ 83,467.86.

Teresa Bell Wondra
AFFIANT

Subscribed and sworn to before me
this 6th day of September, 1995.

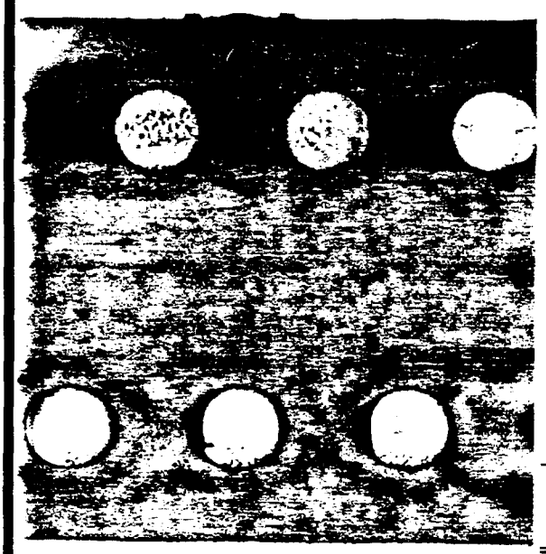
Patricia M. Gwin
NOTARY PUBLIC
My Commission Expires: February 3, 1997

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

0098134
IDENTIF. & REFERENCE

95 SEP -8 AM 10: 16
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

321.95



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

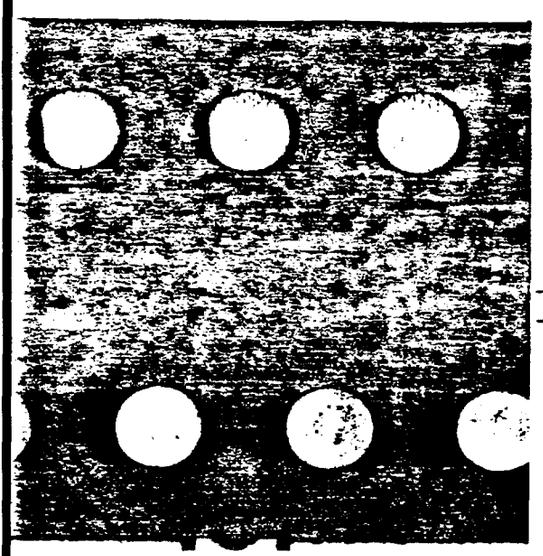
RECEIVED OF _____

FOR _____

BOOK 9788 PG 972

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 83467.86
CON TX 308.95
PRFEE 1.00
MDEED 12.00
TOTAL 321.95
CHECK 321.95

09/08/95 04 10:17 3001 1780

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0098134
IDENTIF. ↑ REFERENCE

95 SEP -8 AM 10:16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 950666