50B

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

BOOK 9793 PG 686

ADDRESS NEW OWNER:
Kathleen G. Rayburn
213 Chestnut Hill
Nashville, TN 37215

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Third National Bank in Nashville
P.O. Box 305110
Nashville, Tennessee 37230-5110

MAP AND PARCEL:
MAP 116-08-G
GROUP
PARCEL 213

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, Louise H. Smith, an unmarried person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Kathleen G. Rayburn, 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 No. 1 on the 2nd Revision Chestnut Hill Condominiums, (Sugartree Phase V) for Sugartree Homeowners Association, of record in Book 5200, page 537, Register's Office for Davidson County, Tennessee. This property is the same property as shown on the Revised Plan of Sugartree, Phase III, as of record in Book 5050, page 68, Register's Office for said County, all to which reference is made for a more complete description.
>
> Being the same property conveyed to Bruce M. Smith and wife, Louise H. Smith, by deed from Jane C. McMackin, an unmarried person as of record in Book 8121, page 140, Register's Office for Davidson County, Tennessee. The said Bruce M. Smith and wife, Louise H. Smith having since divorced, and being the same property conveyed to Louise H. Smith by quitclaim deed from Bruce M. Smith of record in Book 8551, page 81, said Register's Office.

This is improved property known as Chestnut Hill Condominiums-Sugartree Phase V, 1 Second Revision, 213 Chestnut Hill, Nashville, TN 37215.

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 the 1995 taxes and all subsequent years taxes thereafter.
2. All matters as shown on the Plan of record in Book 5200, page 537, Register's Office for Davidson County, Tennessee.
3. Restrictive Covenants contained in an instrument of record in Book 4857, page 157, Register's Office for Davidson County, Tennessee, omitting any covenant or restriction based on race,

Book 4857, page 157, Register's Office for Davidson County, Tennessee, omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.

4. A 20 foot public utility easement with a sewer line lying within said easement as set out in Book 5387, page 829, Book 5387, page 835 and Book 5387, page 841, Register's Office for Davidson County, Tennessee.
5. Subject to the Master Deed in Book 5560, page 763 and By-Laws appended thereto.
6. Approval of Amended and Substituted Plat for Sugartree Phase 3 of record in Book 5162, page 632.
7. Rights of other in and to the common areas and/or elements.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Kathleen G. Rayburn, an unmarried person, her heirs and assigns, forever; and I, Louise H. Smith, 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.

Witness my hand this the 7th day of September, 1995.

Louise H. Smith

Louise H. Smith

95 SEP 13 AM 10:48
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0099863
IDENTIF. ▲ REFERENCE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Louise H. Smith, an unmarried person, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 7th day of September, 1995.

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE JUNE C. ATKINSON

June C. Atkinson

NOTARY PUBLIC

My Commission Expires: 01/27/96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

3618 09/13/95 14:01 03CHECK 1141.50

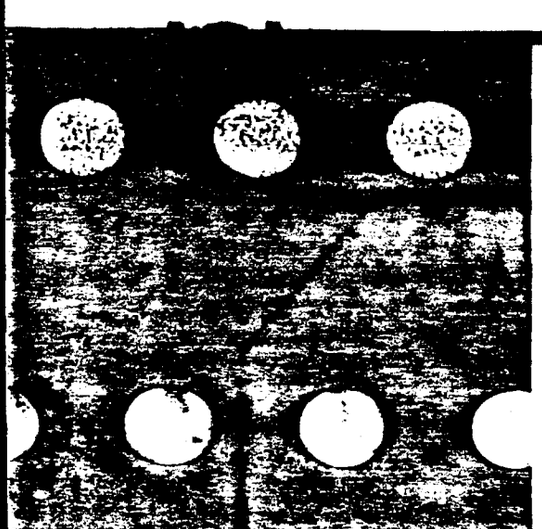
The actual value or consideration, whichever is greater, for this transfer is $ 305,000.00.

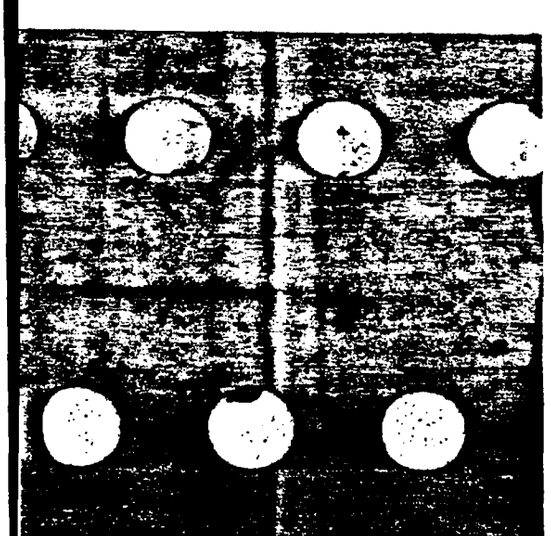
Kathleen S. Kaufman
AFFIANT

Subscribed and sworn to before me
this 7th day of September, 1995.

BOOK 9793 PG 688

Anne E. Atkinson
NOTARY PUBLIC
My Commission Expires: 07/27/96





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

RECEIVED OF _____

FOR _____

BOOK 9793 PG 689

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CD 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 305000.00
CON TX 1128.50
PRFEE 1.00
MTGFEE 12.00
TOTAL 1141.50
CHECK 1141.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/13/95 01 10:50 0001 3618

0099863
IDENTIF. ↑ REFERENCE

95 SEP 13 AM 10:48
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 952483