274

BOOK 9811 PG 585

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Joy Lyn Willard	CTX Mortgage	MAP and PARCEL
	Attn: Tax Dept.	
5510 Country Drive, Unit 103	P.O. Box 19000	162-9A-103CO
Nashville, TN 37211	Dallas, TX 75219-1900	

This instrument prepared by: Smith & Archer, P.C., 2605 Elm Hill Pike, Suite C
, Nashville, TN 37214 (Davidson County - Box 27B)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Helen P. Oates, unmarried** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Joy Lyn Willard, unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

A certain Condominium Apartment in Davidson County, Tennessee, described as follows, to-wit:

Town House No. 103, Building No. 18, in a Horizontal Property Regime, as shown on the Plan of Hickory Valley Condominiums, Phase 2, as of record in Book 4460, Page 133, Register's Office for said County, to which reference is here made.

Being the same property conveyed to Helen P. Oates, by deed from Vivian Virginia Davis, of record in Book 6144, Page 942, Register's Office for Davidson County, Tennessee.

This is property with a common address of 5510 Country Drive, Unit 103, Nashville, TN 37211.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 4460, Page 133, said Register's office and all matters therein; 3) Master Deed of record in Book 4659, Page 32, and in Book 4937, Page 429, said Register's office.

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $59,900.00

Joy L. Willard
Affiant

Subscribed and sworn before me this 27th day of September, 1995.

My Commission Expires: 7-27-96

Notary Public

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **27th** day of **September, 1995.**

X Helen P. Oates
Helen P. Oates

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Helen P. Oates, unmarried** , with whom I am personally acquainted, or who 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 **27th** day of **September, 1995.**

Notary Public
My Commission Expires: 5/23/98

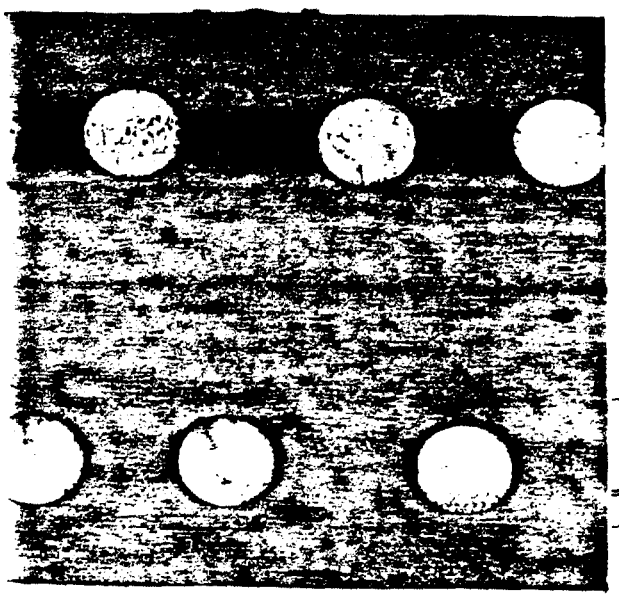
File No. 9509-347

0106691
IDENTIF. & REFERENCE

95 OCT -2 AM 8:40

FELIX Z. WILCOXON REGISTER
DAVIDSON COUNTY, TN.

09:12 10/02 0101 03CHECK 230.63



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

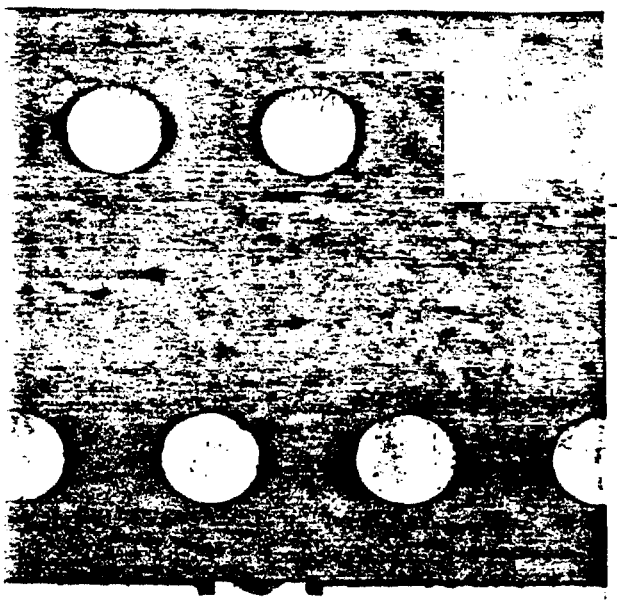
RECEIVED OF _____

FOR _____

BOOK 9811 PG 587

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 59900.00
CON TX 221.63
PRFEE 1.00
MTGTX 8.00
TOTAL 230.63
CHECK 230.63

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/02/95 01 08:40 0001 0912

0106691

IDENTIF. ↑ REFERENCE

95 OCT -2 AM 8:40
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 959708