50B

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

BOOK 9817 PG 325

ADDRESS NEW OWNER:
Patrick J. Salcedo
3555 Seneca Forest Dr
Nashville, Tennessee 37217

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Union Planters Bank of Middle Tennessee, N.A.
401 Union Street
Nashville, Tn 37219

MAP AND PARCEL:
MAP 136-10-B
GROUP
PARCEL 72

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, Brent Foster, an unmarried person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Patrick J. Salcedo, an unmarried person, hereinafter called the Grantee, his 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. 27A on Lot 27, on the Plan of Priest Lake Forest, Section 5, a revision of Lots 21-32, 39 and 40 on Condominium Site Plan of Lots 21-40, as of record in Book 6250, page 49, as amended in Book 9680, page 157, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being a part of the same property conveyed to Brent Foster, an unmarried person by deed from Eatherly Construction Company, as of record in Book 9664, page 986, Register's Office for Davidson County, Tennessee.

This is improved property known as Priest Lake Forest, 27A, 3555 Seneca Forest Dr, Nashville, TN 37217.

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 subsequent years taxes thereafter.
2. All matters shown on the Plan of record in Book 5200, page 626 and Book 6250, page 49, as amended in Book 9680, page 157, Register's Office for Davidson County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions of record in Book 6145, page 434, Register's Office for Davidson County, Tennessee.
4. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to

the By-Laws for the administration thereof; also subject to the easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Priest Lake Forest, Section 5, of record in Book 5931, pge 645, Supplement Master Deed of record in Book 6145, page 435, amended in Book 6199, page 270, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto of record in Book 5931, page 677, and Supplement By-Laws of record in Book 6145, page 433, said Register's Office.

5. Subject to the rights of others in and to the common areas/elements.
6. Conveyance of the common areas by Eatherly Construction Company, to Priest Lake Forest Homeowners Association, of record in Book 9735, page 744, 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 Patrick J. Salcedo, an unmarried person, his heirs and assigns, forever; and I, Brent Foster, 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, his 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 29th day of September, 1995.

Brent Foster

Brent Foster

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Brent Foster, 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 he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 29th day of September, 1995.

NOTARY PUBLIC

My Commission Expires: 11/26/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 69,900.00.

AFFIANT

Subscribed and sworn to before me
this 29th day of September, 1995.

BOOK 9817 PG 327

NOTARY PUBLIC
My Commission Expires: 11/20/96

P. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON CO.

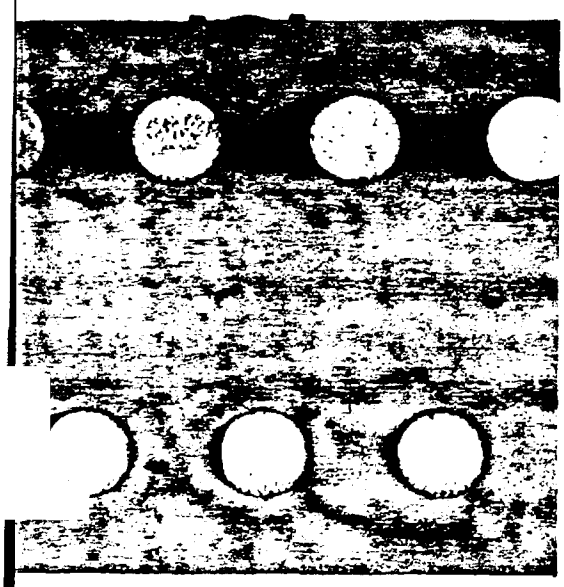
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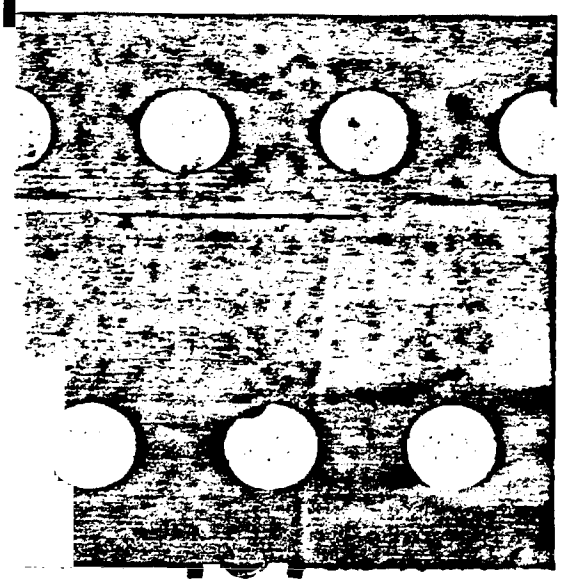
IDENTIF. & REFERENCE

95 OCT -4 AM 9:31

FELIX Z. [illegible]
DAVIDSON COUNTY, TN.

2704 10/04 0101 03CHECK 271.63





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9817 PG 328

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	69900.00
CON TX	258.63
PRFEE	1.00
WDEED	12.00
TOTAL	271.63
CHECK	271.63

10/04/95 01 08:32 0001 2704

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0108394
IDENTIF. ↑ REFERENCE

95 OCT -4 AM 9:31

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

No.961490