mail

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

ADDRESS NEW OWNER:

PATRICK BROCKTON PARKS AND WIFE,
LEANNE A. PARKS
116 HIGHLAND VILLA DRIVE
NASHVILLE, TN 37211

MAP/PARCEL NUMBER:

MAP 161-14b, PARCEL 116

SEND TAX BILLS TO:

CHEMICAL RESIDENTIAL MORTGAGE CORP.
P.O. BOX 3014
EDISON, NJ 08818-9768

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER, IS $110,000.00.

Patrick Brockton Parks
AFFIANT

Subscribed and sworn to me, this the 29 day of SEPTEMBER, 1995.

Denise C. Allis
Notary Public
My commission expires: 5-11-96

DENISE C. ALLIS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

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 considerations, the receipt and sufficiency of which are hereby expressly acknowledged, WE, TODD H. KNOWLTON AND WIFE, KARI K. KNOWLTON, hereinafter referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said PATRICK BROCKTON PARKS AND WIFE, LEANNE A. PARKS, hereinafter referred to as GRANTEES, THEIR successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORS in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 116 HIGHLAND VILLA DRIVE, NASHVILLE, TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, THEIR successors, heirs and assigns forever, WE covenant that WE ARE lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

EXHIBIT 'A'

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 116 on the iplan of condominium site of Highland Villa Condominiums, its Horizontal Property Regime having been established by the Master Deed, of record in Book 7278, page 312, amended in Book 7347, page 717, Book 7532, page 630, Book 7467, page 850 Book 7470, page 153, Book 7600, page 361, Book 8173, page 84, Book 8199, page 149, and Book 8765, page 610, Register's Office for said County, to which Plan and Record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Todd H. Knowlton and wife, Kari K. Knowlton, by Warranty Deed from Highland Group, Ltd., a Tennessee limited partnership, of record in Book 8189, page 819, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. Real property taxes for 1996 and all future years.

2. All of the terms, conditions and provisions of the Tennessee Horizontal Property Act, as set forth in T.C.A. 66-27-101, et seq.

3. Covenants, restrictions, easements, reservations and interest in favor of other unit owners and all sewer, water, electric, telephone and other utility easements now or hereafter established and all other terms and conditions as may be set forth in the Master Deed and By-Laws, of record in Book 7278, page 312, amended in Book 7347, page 717, Book 7532, page 630, Book 7467, page 850 Book 7470, page 153, Book 7600, page 361, Book 8173, page 84, Book 8199, page 149, and Book 8765, page 610, Register's Office for Davidson County, Tennessee, the By-Laws having been amended in Book 8090, page 537, Book 8131, page 95, Book 8658, page 595, Book 9730, page 265, Book 9730, page 268, and Book 9730, page 271, said Register's Office.

4. Charter of Highland Villa Homeowner's Association, of record in Book 7278, page 310, Register's Office for Davidson County, Tennessee.

5. Water line easement of record in Book 8175, page 774, said Register's Office.

6. All matters set forth on the Plan of Highland Villa, of record in Book 6200, page 473, said Register's Office.

WE further covenant and bind OURSELVES AND OUR heirs and representatives, to warrant and forever defend the title to said GRANTEES, THEIR successors, heirs and assigns, against the lawful claims of all persons.

WITNESS OUR HANDS this 29 day of SEPTEMBER, 1995.

Todd H Knowlton
TODD H. KNOWLTON

Kari K. Knowlton
KARI K. KNOWLTON

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TODD H. KNOWLTON AND WIFE, KARI K. KNOWLTON, the within named BARGAINORS, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that THEY executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 29th day of SEPTEMBER, 1995.

Denise C. Ellis
notary public

My commission expires: 5-11-96

DENISE C. ELLIS NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE

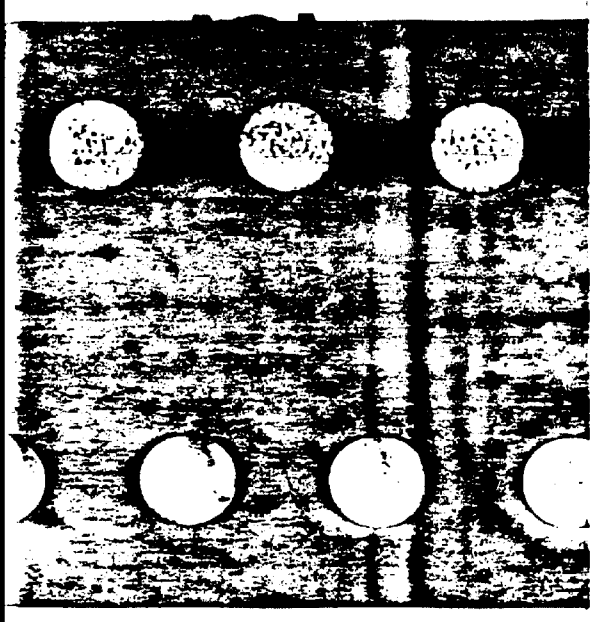
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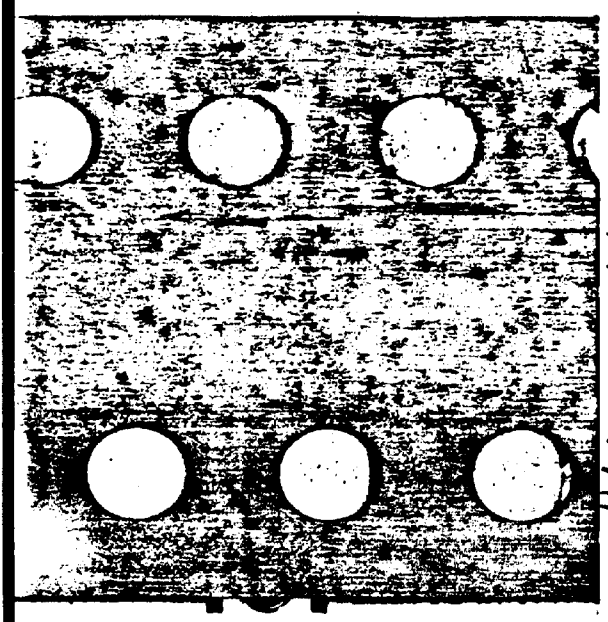
IDENTIFICATION REFERENCE

95 OCT 11 AM 9:21

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

5357 10/11 0101 03CHECK 420.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9824 PG 289

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 110000.00
CON TX 407.00
PRFEE 1.00
WDEED 12.00
TOTAL 420.00
CHECK 420.00

10/11/95 01 09:21 0001 5357

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0110869
IDENTIF. & REFERENCE

95 OCT 11 AM 9:22

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

No. 964114