WARRANTY DEED

BOOK 9840 PG 408

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,767.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF October 19 95

Notary Public

MY COMMISSION EXPIRES June 10, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
BEATY TITLE BRENTWOOD, INC., 5550 FRANKLIN ROAD SUITE 103, NASHVILLE, TN 37220

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JENNIFER C. OSWALT	SunTrust Mortgage, Inc.	MAP 131-01-0-D
(NAME)	(NAME)	
	P.O. Box 105621	PARCEL 239.00
(ADDRESS)	(ADDRESS)	
	Atlanta, Ga 30348	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, SUSAN K. TANT AND HUSBAND, MICHAEL EDWARD TANT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JENNIFER C. OSWALT, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 239 or known as Apartment No. 24Y of Georgetown Apartment, a condominium, a horizontal property regime established by Master Deed of record in Book 6079, Page 516, the Plat of which is of record in Plat Book 5200, page 4, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Susan K. Tant by deed from Tonya G. Hobbs of record in Book 9640, page 558, Register's office for Davidson County, Tennessee.

This conveyance is made subject to terms, provisions, covenants, conditions, easements and rights established by and contained in the Master Deed of 5025 Hillsboro Homeowners' Association, filed October 18, 1977 and recorded in Book 5211, page 325, Register's office for Davidson County, Tennessee; and including the plat recorded in Book 5200, page 4, said Register's Office and the By-laws of said Association recorded in Book 5211, page 325. Said Master Deed and By-Laws amended in Book 5616, page 133 and in Book 6079, page 516; easements and setback lines as set forth on the above plan of record; and taxes for the current year, which have been assumed by the Grantee herein.

IT is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note according to its terms and conditions, which said note is secured by a Deed of Trust to Citizens and Southern Mortgage Company, of record in Book 7343, page 533, and rerecorded in Book 7351, page 346, Register's Office for Davidson County, Tennessee. Said Deed of Trust was assigned to SunTrust Mortgage, Inc. The Grantee herein, by her signature below hereby agrees to

CONTINUED

unimproved ( )
This is improved (X) property, known as 5025 HILLSBORO RD. UNIT 244, NASHVILLE, Tennessee 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 24th day of October 19 95

GRANTORS:

SUSAN K. TANT
MICHAEL EDWARD TANT
By: SUSAN K. TANT, ATTORNEY-IN-FACT

GRANTEE:

JENNIFER C. OSWALT

408

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named SUSAN F. TANT

the bargainor S, with whom I am personally acquainted or 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 24th day of October, 95

Commission expires June 10, 1998

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this October 24, 1995, before me personally appeared SUSAN K. TANT, to me known (or proven to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument on behalf of MICHAEL EDWARD TANT, and acknowledged that she executed the same as the free act and deed of said MICHAEL EDWARD TANT.
Witness by hand and official seal at Nashville, Tennessee, this 24TH of October, 1995.

NOTARY PUBLIC DEBRA WICKE

My Commission Expires 6/10/98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JENNIFER C. OSWALT the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.
Witness my hand and official seal at Nashville, Tennessee, this 24th of October, 1995.

NOTARY PUBLIC DEBRA WICKE

My Commission Expires: 6/10/98

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LEGAL DESCRIPTION CONTINUATION

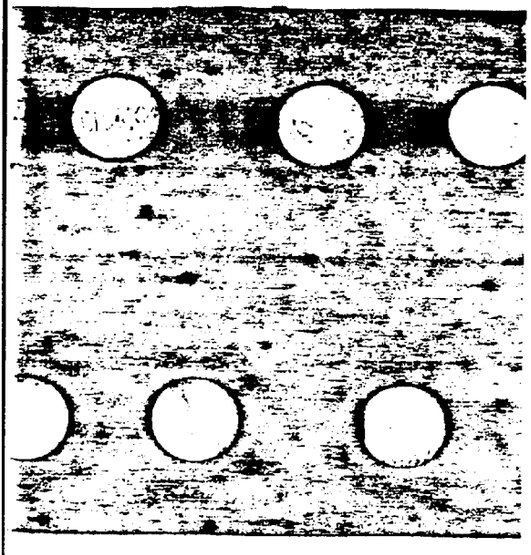
assume the aforesaid note and Deed of Trust according to its terms and conditions.

MICHAEL EDWARD TANT husband, of the above named SUSAN K. TANT, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, especially his marital rights.

This instrument is being executed in behalf of MICHAEL EDWARD TANT, pursuant to a Power of Attorney being filed for record simultaneously herewith.

THIS IS BEING PREPARED FROM INFORMATION FURNISHED BY THE GRANTOR HEREIN AND NO EXAMINATION OF THE PUBLIC RECORDS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE HAVE BEEN MADE TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

0116562
RECEIVED FOR REFERENCE
95 OCT 27 PM 1:38
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.



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

RECEIVED OF _____

FOR _____

BOOK 9840PG411

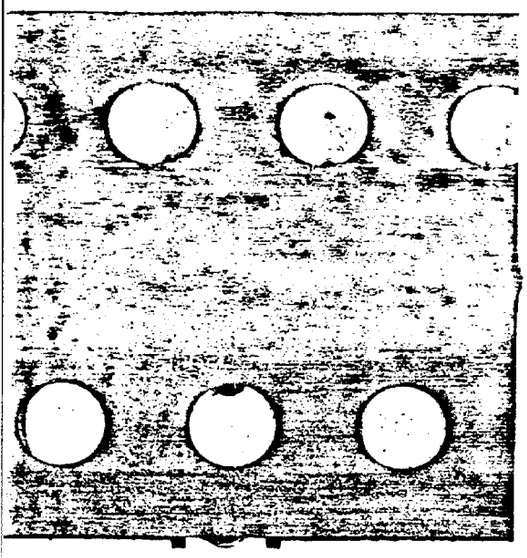
CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

DAMT	45767.80
DON TX	169.34
PRFEE	1.00
WDEED	12.00
TOTAL	182.34
CHECK	182.34

10/27/95 01 13:38 0001 1474

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0116562
IDENTIFICATION REFERENCE

95 OCT 27 PM 1:38
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 970139