File in Box No. 19 B

# WARRANTY DEED

BOOK 9853 PG 160

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE #95-11-9
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF November 19 95

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| MICHAEL WILLIAM HERRELL (NAME) | FIRST UNION MORTGAGE CORPORATION (NAME) | MAP 119-14-0-A |
| 2929 Selena Drive, Unit G-108 (ADDRESS) | 150 Fayetteville Street Mall (ADDRESS) | PARCEL 108CO |
| Nashville, TN 37211 (CITY) (STATE) (ZIP) | Raleigh, NC 27601-2919 (CITY) (STATE) (ZIP) | FB #06DA-35088 |

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, JACQUELINE A. FLETMAN, A MARRIED WOMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL WILLIAM HERRELL, AN UNMARRIED MAN

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. 108 Building G, in a Horizontal Property Regime of Kingswood Condominiums, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as set out in Exhibit "C" to the Master Deed, of record in Book 5552, Page 732, as amended in Book 6058, Page 320, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Kingswood Condominiums, as of record in Book 5200, Page 520, said Register's Office, for a more complete identification and description of such unit.

BEING the same property conveyed to Jacqueline A. Fletman, a single person, by Deed from Janet L. Smith and Sharon A. Tracey, both single persons, of record in Book 9500, Page 142, Register's Office for Davidson County, Tennessee. The said Jacqueline A. Fletman having since married.

THIS conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements

Legal continued on Page 2

unimproved ( )
This is improved ( X ) property, known as 2929 Selena Drive, Unit G-108, Nashville, TN 37211
(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 3rd day of November, 19 95

JACQUELINE A. FLETMAN

DAVID MacDONALD

BOOK 9853 PG 161

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 JACQUELINE A. FLETMAN AND HUSBAND, DAVID MacDONALD

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 Brentwood, Tennessee, this 3rd day of November 19 95.

Commission expires July 24, 1999

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, executed 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 _____.

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

My commission expires _____

Notary Public

Continuation of Legal from Page 1

thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest 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 building 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 Kingswood Condominiums, of record in Book 5552, Page 732, as amended in Book 6058, Page 320, said Register's Office; Restrictive Covenants of record in Book 909, Page 48, Book 919, Page 393, Book 919, Page 628, Book 928, Page 752, Book 946, Page 252, Book 1001, Page 539, Book 1579, Page 387, and Book 1581, Page 55, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

David MacDonald, spouse of the above named Jacqueline A. Fletman, 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.



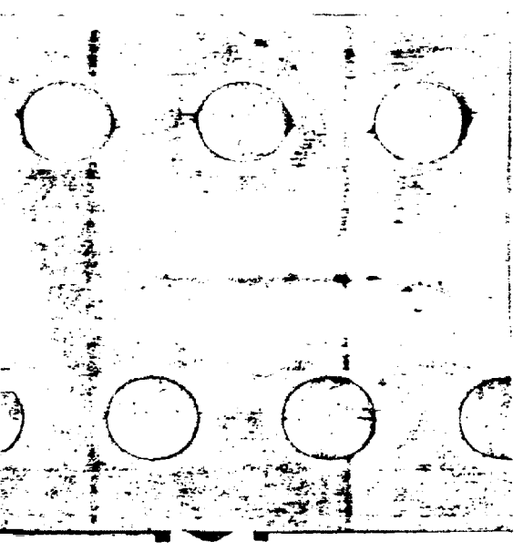
95 NOV -7 PM 12:17
FILED FOR RECORD AND RECORDED
DAVIDSON COUNTY, TN.

012056

IDENTIFICATION REFERENCE

3776 11/07 0101 03CHECK 178.83





**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 9853 PG 162

| | | |
|---|---|---|
| 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 45900.00
CON TX 169.83
PRFEE 1.00
WDEED 8.00
TOTAL 178.83
CHECK 178.83

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

11/07/95 01 12:22 0001 5776

0120564
IDENTIFICATION REFERENCE

95 NOV -7 PM 12:17

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

**No.** 974384