63

WARRANTY DEED

BOOK 9859 PG 689

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 53,000.00
Cynthia Ann Franks By Pam Stevenson
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF November 19 95
Notary Public
MY COMMISSION EXPIRES: 1-22-98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title Company, 109 Holiday Court, Suite C-5, Franklin, Tennessee 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Victoria LoFaro (NAME)	SAME (NAME)	142-6-A/102CO
810 Bellevue Road, #102 (ADDRESS)	(ADDRESS)	FIELD BOOK NO.
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	9D 67002

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, Cynthia Ann Franks, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mary Victoria LoFaro

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:

A certain condominium apartment in Davidson County, Tennessee, being Unit 102, Building 1 on the plan of "Peppertree" Creekside Meadows Condominiums, of record in Book 4675, pages 128, 129 and 130, Register's Office for said County which plan and record thereof are incorporated and made a part hereof by reference.

Being the same property conveyed to Cynthia Ann Franks by deed from Melbourne K. Winnard and wife, Janine L. Winnard of record in Book 7965, page 926, Register's Office for Davidson County, Tennessee.

ENCUMBERED AS FOLLOWS:
All matters appearing on the Plan of record in Book 4675, pages 128, 129 and 130, Register's Office for Davidson County, Tennessee.

Master Deed of record in Book 4834, page 257 and amended in Book 4984, page 174 and further amended in Book 5045, page 800, Book 5086, page 80, Book 5259, page 5, Book 6535, page 723, Book 6874, page 354 and Book 7610, page 973, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 4834, page 297 and amended in Book 5259, page 5 and Book 6237, page 644, Register's Office for Davidson County, Tennessee.

All terms, provisions and conditions of the Tennessee Horizontal Property Act as the same is set out in Section 64-2701, et seq. of the Tennessee Code Annotated.

unimproved ( )
This is improved (X) property, known as 810 Bellevue Road, #102, Nashville, Tennessee 37221
(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 my hand this 8th day of November 19 95

Cynthia Ann Franks, unmarried
By: Cynthia Ann Franks, Pam Stevenson, Attorney-in-fact
Pam Stevenson, Attorney-in-fact

BOOK 9859 PG 690

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____day of _____19_____ .

Commission expires _____ _____
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

Personally appeared before me, the undersigned authority, Pam Stevenson, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Cynthia Ann Franks, and who acknowledged that he executed the same as the free act and deed of the said Cynthia Ann Franks.

Witness my hand and official seal, at Nashville, Tennessee, this 8th day of November, 1995.

My Commission Expires:
1-27-96

D. Randall Ingram
Notary Public

NOTARY PUBLIC DAVIDSON CO.

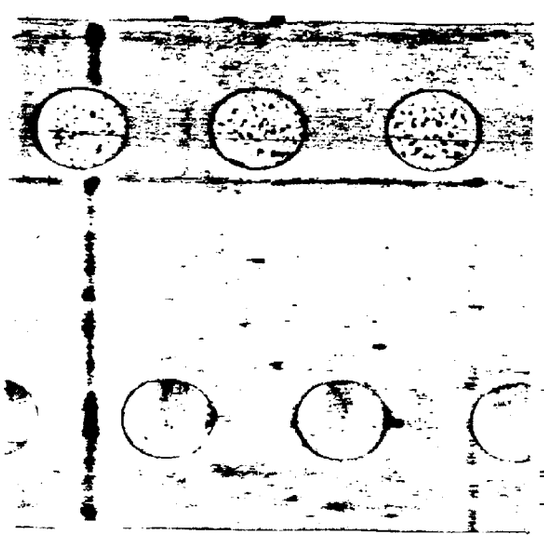
IDENTIFICATION REFERENCE

95 NOV 14 AM 11:03
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

0122974

3368 11/14 0101 03CHECK

205.10



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

RECEIVED OF _____

FOR _____

BOOK 9859 PG 691

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 53000.00
CON TX 196.10
PRFEE 1.00
WDEED 8.00
TOTAL ~~205.10~~
CHECK ~~205.10~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/14/95 01 11:04 0001 8368

0122974
IDENTIF. & REFERENCE

95 NOV 14 AM 11:03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 976936