Bck 58

BOOK 9873 PG 879

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 165,900.00

Faye A. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF November, 19 95

Notary Public

MY COMMISSION EXPIRES: 5/24/96
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, Inc., 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Faye A. Smith (NAME)	NEW OWNER (NAME)	MAP 116-3 E
104 Nichols Court (ADDRESS)	(NAME)	PAR 4 CO
Nashville, Tennessee 37205 (CITY) (STATE) (ZIP)	(ADDRESS) (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, Douglas R. Deloit and wife, Ann A. Deloit

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Faye A. Smith

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. 4, created under Title 66, Chapter 27, Section 101, et seq, as amended, Tennessee Code Annotated, and as established by Master Deed of record in Book 6087, page 444, Register's Office for Davidson County, Tennessee, and as corrected by instrument of record in Book 6096, page 70, said Register's Office, together with the undivided percentage interest in common elements appurtenant to said Unit described in said Master Deed. Reference is hereby made to the Plat of Nichols Court of record in Book 5200, page 457, said Register's Office, for a more complete description of said unit.

Being the same property conveyed to Douglas R. Deloit and wife, Ann A. Deloit by deed from Jean W. Overmyer-Carter, of record in Book 8567, page 820, said Register's Office. Kathryn O. Earthman executed this instrument on behalf of Jean W. Overmyer-Carter and Frederic P. Carter pursuant to a Power of Attorney of record in Book 8567, page 818, said Register's Office.

This conveyance is subject to the terms and conditions of the Master Deed establishing a Horizontal Property Regime of Nichols Court Condominiums of record in Book 6087, page 444, amended in Book 6096, page 70, second amendment of record in Book 6197, page 642; the Bylaws of record in Book 6087, page 452, said Register's Office; and taxes for the current year.

This is improved (X) unimproved ( ) property, known as 104 Nichols Court, Nashville, Tennessee 37205
(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 29th day of November, 19 95

Douglas R. Deloit

Douglas R. Deloit

Ann A. Deloit

Ann A. Deloit

BOOK 9873 PG 880

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 Douglas R. Deloit and wife, Ann A. Deloit

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 29th day of November, 1995.

Commission expires 5/24/97

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_____.

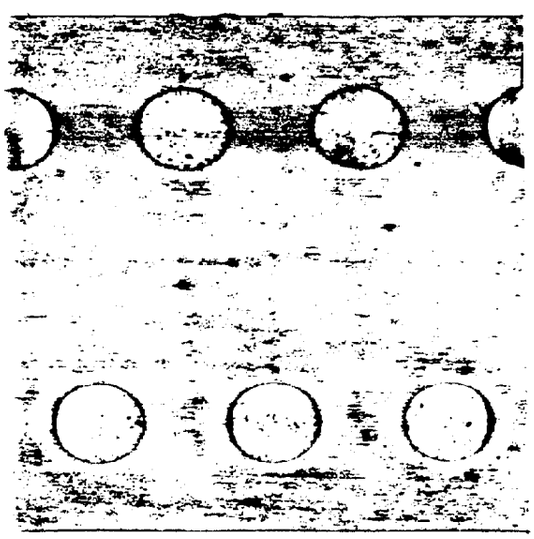
My commission expires _____

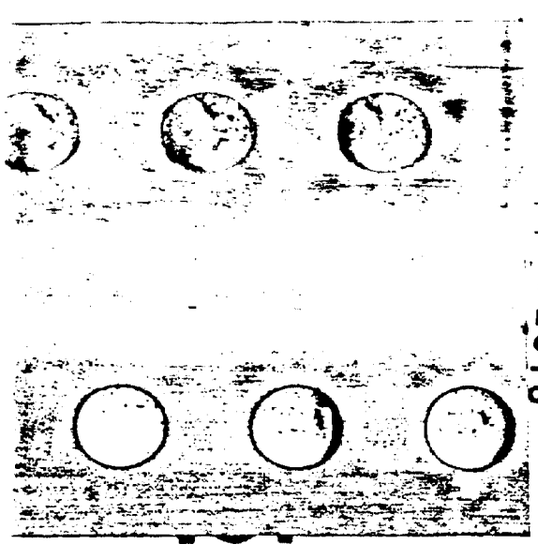
Notary Public

0127469
IDENTIF. # REFERENCE

95 NOV 30 PM 3:44
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

3304 LL/30 0101 03CHECK 622.33





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

RECEIVED OF _____

FOR _____

BOOK 9873 PG 881

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 165900.00
CON TX 613.83
PRFEE 1.00
WDEED 8.00
TOTAL 622.83
CK 622.83

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/30/95 01 15:47 0001 3304

0127469
IDENTIF. ↑ REFERENCE

95 NOV 30 PM 3:44
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 981816