BOOK 9897 PG 618

FILE BOX 45

FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 36,500.00

Sandra Yates Duke
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF November 19 95

ANITA LESTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public 5/25/96

MY COMMISSION EXPIRES: ~~May 24, 1997~~
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sandra Yates Duke (NAME)	Owner (NAME)	MAP 162
532 Cedar Drive (ADDRESS)	(ADDRESS)	GROUP 9C
Nashville, TN 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	PARCEL 534CO

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, Phillip Wayne Bowers

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sandra Yates Duke, 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:

Being Unit No. A, located on Lot No. 15, on the Plan of Cedarwood Condominiums, Phse III, (Revised) of record in Plat Book 5200, Page 349, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete description.

BEING the same property conveyed to Phgillip Wayne Bowers by deed from F.A.S. Builders, Ins., of record in Book 5853, Page 840, and by Divorce Decree of record in Book 9897, page 611, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Master Deed and By-Laws, of record in Book 5707, Page 121, amended by Book 5720, Page 912, and Book 5776, Page 741, said Register's Office.

unimproved ( )
This is improved (X) property, known as 532 Cedar Drive, 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 my hand this 28th day of November 19 95

Phillip Wayne Bowers

Phillip Wayne Bowers

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 Phillip Wayne Bowers

the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28th day of November 19 95.

Commission expires ~~May 24, 1997~~ 5/25/96

ANITA J. LESTER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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 .

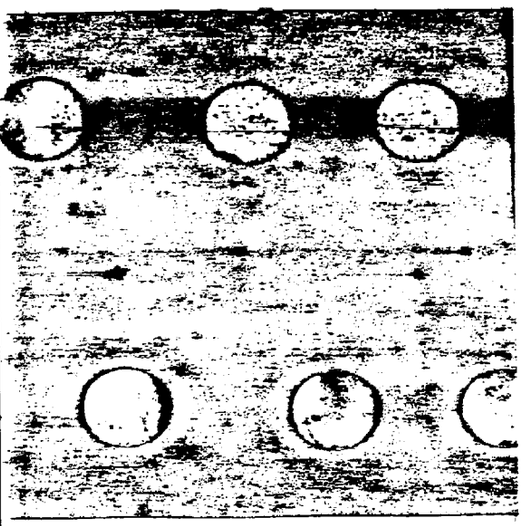
My commission expires

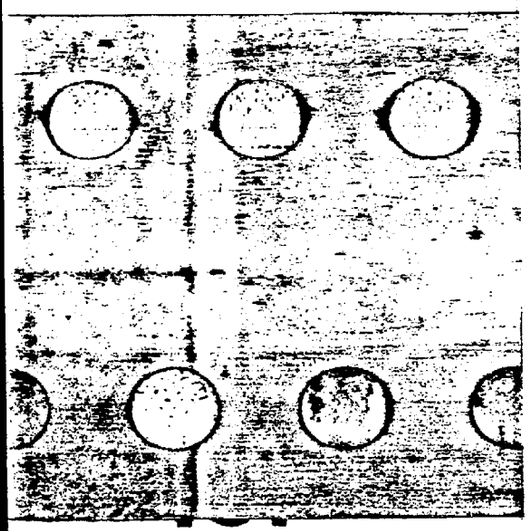
Notary Public

0134766
IDENTIF. ↑ REFERENCE

95 DEC 22 PM 1:21
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

1251 12/22 0101 03CHECK 144.05





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

RECEIVED OF _____

FOR _____

BOOK 9897 PG 620

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	36500.00
			CON TX	135.05
			PRFEE	1.00
			WDEED	8.00
			TOTAL	144.05
			CHECK	144.05
12/22/95	01	13:23	0001	1261

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0134766
IDENTIF. ↑ REFERENCE

95 DEC 22 PM 1:21

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 989663