0135101

IDENTIF. ↑ REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (cmw) Title No: 37206
Dav. Co. File: Box 8

95 DEC 27 AM 10:25

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

BOOK 9898 PG 579

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Kyra Kay Thrasher 5025 Hillsboro Road, 9-B Nashville, Tn 37215	FTB Mortgage Services P.O. Box 780969 Dallas, TX 75378

TAX MAP-PARCEL NUMBERS: 131-1-D-59 07DA 76258

WARRANTY DEED

1617 12/27 0101 03CHECK 294.20

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Linda Schwader, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kyra Kay Thrasher, unmarried,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 59 on the plan of Georgetown Condominium Apartments, of record in Book 5200, page 4, Register's Office for said County to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Linda Schwader by deed from Donna J. Watkins, unmarried, of record in Book 6806, page 511, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 5211, Page 325 as amended in Book 5616, page 133 and amended in Book 6079, page 516, said Register's Office, and to the matters set forth in the referenced Condominium Plan of record.

This instrument is executed on behalf of Linda Schwader by Ria Grasman as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 5025 Hillsboro Road, 9-B, Nashville, Tn 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 22nd day of December, 1995.

Linda Schwader

Linda Schwader, By: Ria Grasman, Atty-In-Fact

BOOK 9898 PG 580

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 76000.00

Affiant

Sworn and subscribed before me on the 22nd day of December, 1995

Notary Public

My Commission Expires:

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

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 **Ria Grasman**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Linda Schwader**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 22nd day of December, 1995.

Notary Public

My Commission Expires:_____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 7/27/96

EXHIBIT "A"
To
WARRANTY DEED

FROM: Linda Schwader

TO: Kyra Kay Thrasher

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Ria Grasman, Affiant

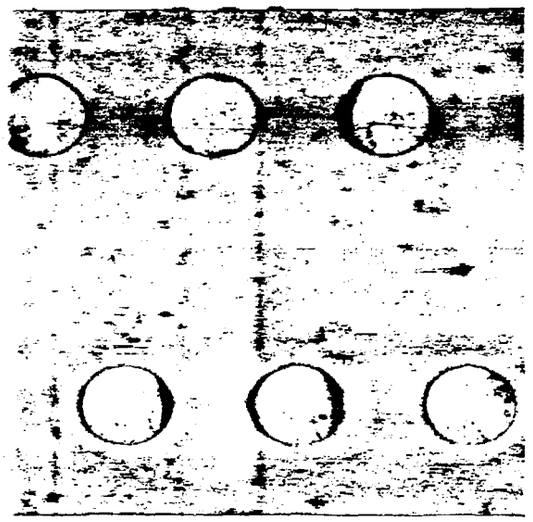
Sworn to and subscribed before me this

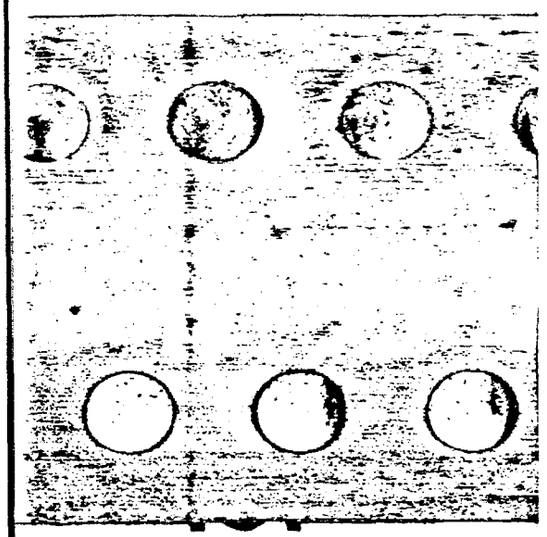
22nd day of December, 1995.

Notary Public

My Commission Expires:_____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 7/27/96





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

RECEIVED OF _____

FOR _____

BOOK 9898 PG 582

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	76000.00
CON TX	281.20
PRFEE	1.00
WDEED	12.00
TOTAL	294.20
CHECK	294.20

12/27/95 01 10:29 0001 1617

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0135101
IDENTIF. ↑ REFERENCE

95 DEC 27 AM 10:25
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 990012