This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

ADDRESS NEW OWNER:
Mary Ann Manalac
3559 Seneca Forest Drive
Nashville, Tennessee 37217

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Chemical Residential Mortgage Corporation
343 Thornall Street
Edison, NJ 08837

MAP AND PARCEL:
MAP 136-10B
PARCEL 69
2DX07450

WARRANTY DEED BOOK 9901 PG 198

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Brent Foster, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Mary Ann Manalac, 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 28A on the plan of A Revision of Lots 21 - 32, 39 & 40 on Condominium Site Plan Lots 21 - 40, Section Five, Priest Lake Forest as of record in Plat Book 6250, Page 49 as amended in Book 9680, Page 157 Register's Office, Davidson County, Tennessee.

Being a part of the same property conveyed to Brent Foster , by deed from Eatherly Construction Company of record in Book 9664, Page 986, Register's Office for Davidson County, Tennessee.

This is part of the same description as in previous deed of record.

The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; 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 covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Priest Lake Forest, as of record in Plat Book 6250, Page 49 as amended in Book 9680, Page 157; and in Master Deed of record in Book 5931, Page 645 as amended in Book 6145, Page 435, and amended in Book 6199, Page 270; and By-Laws of record in Book 5931, Page 677, as amended in Book 6145, Page 433; and Declaration of Covenants, Conditions, and Restrictions in Book 6145, Page 434; and Deed conveying Common Area in Book 9735, Page 744, said Register's Office.

This is improved property known as 3559 Seneca Forest Drive, Nashville, TN 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Mary Ann Manalac, unmarried, their heirs and assigns, forever; and we, Brent Foster 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 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BOOK 9901 PG 199

Witness our hands this the 21st day of December, 1995.

Brent Foster

Brent Foster

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Brent Foster the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 21st day of December, 1995.

Diane Mullen

NOTARY PUBLIC

DIANE MULLEN NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 9-21-96

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 71,900.00.

MaryAnn Mañalac

AFFIANT

Subscribed and sworn to before me this 21st day of December, 1995.

Diane Mullen

NOTARY PUBLIC
My Commission Expires: 9-21-96

DIANE MULLEN NOTARY PUBLIC STATE OF TENNESSEE

0135939
IDENTIF. ^ REFERENCE

95 DEC 28 PM 1:06
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

2523 12/28 0101 03CHECK 275.03

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 9901 PG 200

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 71900.00	
			CON TX 266.03	
			MOR TX 1.00	
			ERR CO	
			MOR TX 1.00-	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 275.03	
			CHECK 275.03	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 12/28/95 0001 2523

0135939
IDENTIF. ↑ REFERENCE

95 DEC 28 PM 1:06
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

No. 990907