2613

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Martha E. Tucker 3415 West End Avenue Unit 710 Nashville, TN 37203	New Owner	Map 104-060 Parcel 071.00CO
This instrument prepared by: Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205		

WARRANTY DEED

BK/ 9318 PG 670

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, James Alvin Crossman and wife, Mary L. Crossman, (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto Martha E. Tucker, unmarried (the "Grantee"), Grantee's heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 710, on the Plan of Continental Condominiums, of record in Plat Book 5200, page 399, as amended in Book 6135, page 788, and Book 6435, page 549, said Register's Office, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to James Alvin Crossman and wife, Mary L. Crossman by Warranty Deed from Fidelity Federal Savings & Loan, Association of Tennessee of record in Book 7317, page 706, said Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject 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 building thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings, contained in the Master Deed establishing a Horizontal Property Regime of Continental Condominiums, as of record in Book 5862, page 589, said Register's Office; By-Laws of record in Book 5862, page 626, as amended in Book 6135, page 788, and Book 6435, page 549, said Register's Office.

This description is the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1996 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 3415 West End Avenue, Unit 710, Nashville, Tennessee 37203.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON)
[
[The actual consideration or value, whichever is greater for
[this transfer is $89,500.00.
[
[Affiant
[Subscribed and sworn to before me this
[10th day of January, 1996.
[
[Notary Public
[My Commission Expires 1-26-98

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

And Grantors do covenant with the said Grantee that Grantors are lawfully seized and possessed of said land in fee simple; have good right to convey it, and the same are unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantee, her successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 10th day of January, 1996.

James Alvin Crossman

Mary L. Crossman

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 **James Alvin Crossman and wife, Mary L. Crossman**, 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 instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 10th day of January, 1996.

Notary Public

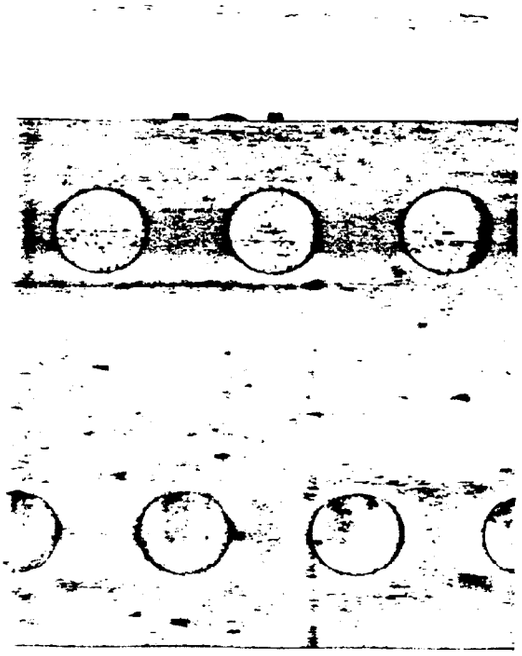
My Commission Expires: 1-26-98

95 JAN 16 PM 2:36

3044 01/16 2101 03CHECK 340.15

IDENTIFICATION REFERENCE

0011109





OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9918 PG 672

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

CHMT	89500.00
CO TX	331.15
PRFEE	1.00
WDEED	8.00
TOTAL	340.15
CHECK	340.15

01/16/96 01 14:40 0001 8044

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0141109

IDENTIF. & REFERENCE

96 JAN 16 PM 2:36

FELIX Z. WILSON, II REGISTER

DAVIDSON COUNTY, TN.

No. 996353