Mail

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
231 Public Square, Suite 302
Franklin, TN 37064
(615) 794-7466

9942 75

ADDRESS NEW OWNER:
Ronald D. Chance and Nancy A. Chance
111 Butterfield Court
Goodlettsville, TN 37072

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
GMAC Mortgage Corporation of PA
800 Corporate Drive, Ste. 424
Ft. Lauderdale, FL 33334

MAP AND PARCEL:
MAP 52-16A
PARCEL 53
11D92402

WARRANTY DEED

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, LaVerne H. Black, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Ronald D. Chance and wife, Nancy A. Chance, tenancy by the entirety , 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 apartment Unit No. F-53, of Neely's Bend Condominium created under Title 64, Section 2701 et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5483, Page 86, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plan of Neely's Bend Condominium of record in Book 5200, Page 200, said Register's Office, for a more complete identification and description of such Unit.
>
> Being the same property conveyed to LaVerne H. Black , by deed from Central Tennessee Investment Company, Inc. of record in Book 5485, Page 946, Register's Office for Davidson County, Tennessee.

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 Neeley's Bend Condominiums, as of record in Book 5200, Page 200; amended by Bill No. 092-231, and Master Deed of record in Book 5483, Page 86; Charter of record in Book 5476, Page 765 and Book 5483, Page 141; Covenant in Deed of record in Book 5485, Page 946 and Building Regulation of record in Book 8277, Page 314, said Register's Office.

This is improved property known as 1301 Neeley's Bend Road, Unit F-53, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ronald D. Chance and wife, Nancy A. Chance, their heirs and assigns, forever; and we, LaVerne H. Black, unmarried 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.

BK/ 9942 PG 76

Witness our hands this the 2nd day of February, 1996.

LaVerne H. Black

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named LaVerne H. Black, unmarried 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 2nd day of February, 1996.

NOTARY PUBLIC

ANGELA Y. POSTON-HILLSMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:

My Commission Expires MAY 23, 1998

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 30,000.00.

AFFIANT

Subscribed and sworn to before me this 2nd day of February, 1996.

NOTARY PUBLIC
My Commission Expires:

ANGELA Y. POSTON-HILLSMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 23, 1998

0148383

IDENTIFICATION

RECEIVED FOR RECORD

RECORDED IN BOOK

FEB 02 10 2101 03CHECK 139.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9942 PG 77

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

DAMT	30000.00
CON TX	111.00
PRFEE	1.00
MTEEE	8.00
TOTAL	120.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 120.00

09/15/76 01 09:32 0001 5861

0148383

IDENTIFICATION REFERENCE

SEP [illegible] 11 9:29

DAVIDSON COUNTY, TN.

No. 1004077