BOOK 9951PG446

10807-1

14-A

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 73,900.00

Gayle B. Clanton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
16th DAY OF February 19 96

JOHN T. COOK NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES: July 26, 1997
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| GAYLE B. CLANTON | LEADER FEDERAL BANK | MAP 136-10B |
| (NAME) | (NAME) | |
| 3564 Seneca Forest | P.O. Box 2926 | PARCEL 061.00CO |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37217 | Memphis, TN 38101-2926 | 2DX-07442 |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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, BRENT FOSTER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GAYLE B. CLANTON, 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:

LAND in Davidson County, Tennessee, being Unit No. 32A of Lot No. 32 together with a parking space on the Plan of Priest Lake Forest, Section 5, a revision of Lots 21-32, 39 and 40 on the Condominium Site Plan of Lots 21-40, as of record in Plat Book 6250, page 49, amended in Book 9773, page 174, said Register's Office, to which plan reference is hereby made for a more complete legal description.

BEING part of the same property conveyed to Brent Foster by Deed from Eatherly Construction Company, of record in Book 9760, Page 108, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all the provisions of the Tennessee "Horozontal 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

CONTINUED

unimproved ( )
This is improved (X) property, known as 3564 Seneca Forest, Nashville, TN 37217
(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 16th day of February, 19 96

Brent Foster
BRENT FOSTER

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 BRENT FOSTER

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 16th day of February, 19 96.

Commission expires July 26, 1997

Notary Public

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

CONTINUED LEGAL DESCRIPTION

Priest Lake Forest Condominiums of record in Book 5931, page 645, supplemented in Book 6145, page 435, Book 6199, page 270, said Register's Office, and By-Laws in Book 5931, page 677, supplemented in Book 6145, page 433, said Register's Office; and Declaration of Covenants of record in Book 6145, page 434, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

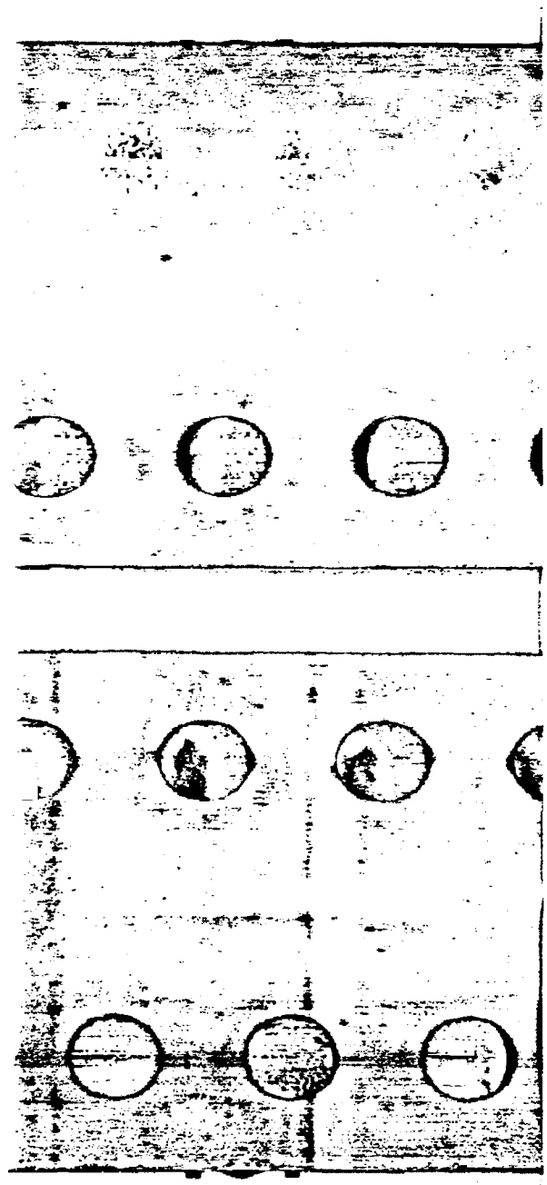
THIS is not the usual place of residence of the Grantor or his spouse.

9217 02/20 0101 03CHECK 282.43



0151554
IDENTIFICATION REFERENCE

96 FEB 20 AM 10:07
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.



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

RECEIVED OF _____

FOR _____

BOOK 9951 PG 448

| | | |
|---|---|---|
| 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 | 73900.00 |
| CON TX | 273.43 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 282.43 |
| CHECK | 282.43 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 02/20/96 01 10:11 0001 9217

0151554
IDENTIF. ↑ REFERENCE

96 FEB 20 AM 10:07
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1007397