BOOK 9951 PG 701

This Instrument Prepared by:

GLENN S. MACBETH
ATTORNEY AT LAW
SUITE 12 LINCOLN SQUARE
1535 WEST NORTHFIELD BOULEVARD
MURFREESBORO, TENNESSEE 37129

NAME AND ADDRESS OF NEW OWNERS:

Jack L. Barron
15841 Central Pike
Lebanon, TN ~~37087~~ 37090

SEND TAX BILLS TO: Same

95 FEB 20 AM 10:14
DAVIDSON COUNTY TN

0151628
IDENTIFICATION REFERENCE

WARRANTY DEED

(Map/Parcel No. 52-16-A/055.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, the undersigned, **James A. Croy** have bargained and sold and do hereby transfer and convey unto **Jack L. Barron and wife, Lou P. Barron**, their heirs and assigns, forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

LAND in Davidson County, Tennessee, being Apartment Unit No. F-55, of Neely's Bend Condominium created under Title 64, Sections 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 plat 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 James A Croy, an unmarried person, by deed from Central Tennessee Investment Company, Inc., of record in Book 5495, page 345, Register's Office for Davidson County, Tennessee.

The legal description contained herein is the same as that contained in the previous deed of record.

Property is not the usual place of residence of the Grantor.

The property herein conveyed is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, 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 buildings 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 Neeley's Bend Condominiums, of record in Book 5483, page 86, amended of record in Book 6119, page 322, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto of record in Book 5483, page 124, and all Building Regulations of record in Book 8277, page 314, and all matters shown on the Plan of record in Book 5200, page 200, said Register's Office.

This is improved property known as: 1301 Neeley's Bend Road, #F55, Madison TN 37115

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantees that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as noted herein and for the 1996 real property taxes and condominium association dues which will be prorated at closing and assumed by the Grantees.

GRANTOR FURTHER COVENANTS and binds Grantor, his heirs and assigns, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND AND SIGNATURE on this the 15th day of February, 1996.

JAMES A. CROY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

3291 02/20 0101 02CHECK 189.93

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared James A. Croy with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, on this the 15th day of February, 1996.

NOTARY PUBLIC

My Commission Expires: September 15, 1998

GLENN S. MACBETH * NOTARY PUBLIC AT LARGE * RUTHERFORD CO.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$48,900.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 15th day of February, 1996.

NOTARY PUBLIC

My Commission Expires: September 15, 1998

GLENN S. MACBETH * NOTARY PUBLIC AT LARGE * RUTHERFORD CO.



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

RECEIVED OF _____

FOR _____

BOOK 9951 PG 703

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 48900.00
CON TX 180.93
PRFEE 1.00
WDEED 8.00
TOTAL 189.93
CHECK 189.93

02/20/96 01 10:48 0001 9291

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0151628
IDENTIF. # REFERENCE

96 FEB 20 AM 10:44
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1007471