503

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9951 PG 775

ADDRESS NEW OWNER:
Trisha C. McClanahan
305 33rd. Ave. South
Nashville, Tennessee 37212

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Union Planters Bank of Middle Tennessee, N.A.
401 Union Street
Nashville, Tn 37219

MAP AND PARCEL:
MAP 104-6-N
GROUP
PARCEL 305

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Jeffrey J. O'Keefe and wife, Loretta Lane Gifford O'Keefe, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Trisha C. McClanahan, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 305 on the Plan of Rose Hall Condominiums of record in Plat Book 6900, page 379, Register's Office for Davidson County, Tennessee, which amends Lots 37, 38, 39, 40 and 41 of Bransford Realty Company's West End Avenue Place of record in Book 332, page 15, said Register's Office, all to which reference is hereby for a more complete description.

Being the same property conveyed to Jeffrey J. O'Keefe, unmarried and Loretta Lane Gifford, unmarried by deed from Karen Stevens Cantrell, unmarried, of record in Book 9332, page 283, and re-recorded in Book 9433, page 578, Register's Office for Davidson County, Tennessee. The said Jeffrey J. O'Keefe and Loretta Lane Gifford having since married, and the said Loretta Lane Gifford now being known as Loretta Lane Gifford O'Keefe.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

This is improved property known as 305 33rd. Ave. South, Nashville, TN 37212.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to the 1996 taxes and subsequent years taxes thereafter.
2. All matters shown on the plan of record in Book 6900, page 379, amending Lots 37, 38, 39, 40 and 41 of Bransford Realty Company's West End Avenue Place, of record in Book 322, page 15, said register's office.
3. Terms, conditions, easements, rights and lien as set forth in the Master Deed of Rose Hall, Condominium, and the By-Laws appended thereto, of record in Book 7301, page 760, said

RECORDERS MEMO

Register's Office.

Rights of others in and to the common elements and/or areas.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Trisha C. McClanahan, her heirs and assigns, forever; and we, Jeffrey J. O'Keefe and wife, Loretta Lane Gifford O'Keefe, do covenant with the said Grantee 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 Grantee, her 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.

Witness our hands this the 16th day of February, 1996.

Jeffrey J. O'Keefe

Loretta Lane Gifford O'Keefe

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Jeffrey J. O'Keefe and wife, Loretta Lane Gifford O'Keefe, 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 16th day of February, 1996.

9345 02/20 0101 03CHECK 416.00

R. L. MOORE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: Nov 20, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 110,000.00.

AFFIANT

R. L. MOORE NOTARY PUBLIC DAVIDSON COUNTY

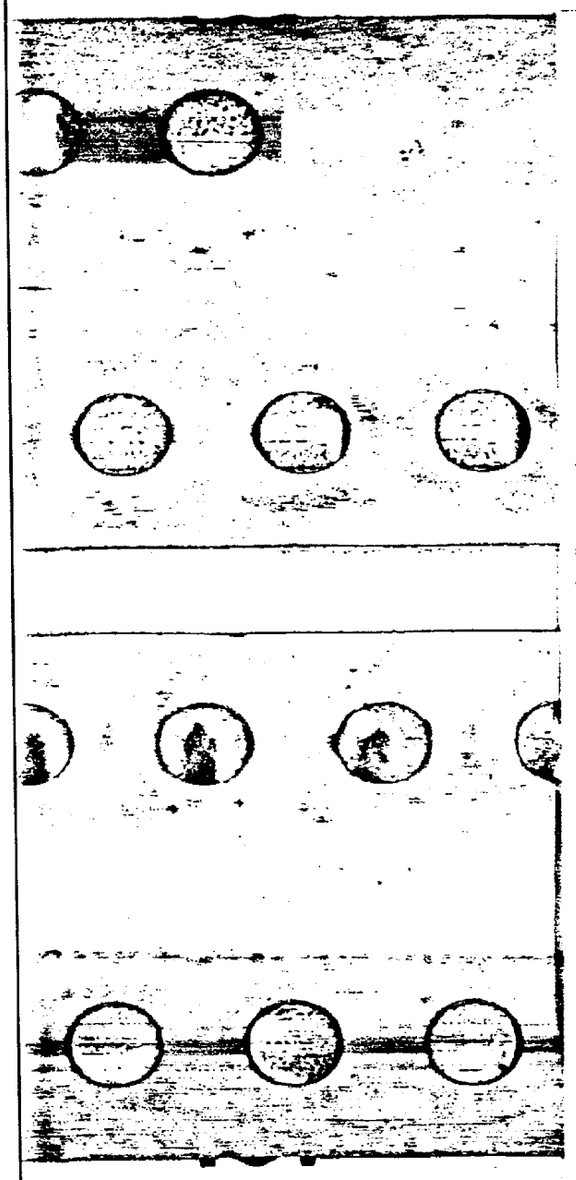
Subscribed and sworn to before me this 16th day of February, 1996.

NOTARY PUBLIC

My Commission Expires: Nov 20, 1996

96 FEB 20 AM 11:03
FELIX A. [illegible]
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE 0151682



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

RECEIVED OF _____

FOR _____

BOOK 9951 PG 777

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 110000-00
CON TX 407-00
PRFEE 1-00
MTGFEE 8-00
TOTAL 416-00
CHECK 416-00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0151682 IDENTIF. A REFERENCE

95 FEB 20 AM 11:03

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

02/20/96 01 11:07 0001 9345

No. 1007525