Box 58

WARRANTY DEED

BOOK 9958 PG 198

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 34,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26th DAY OF February, 19 96

Notary Public

MY COMMISSION EXPIRES: My Commission Expires JAN. 29, 2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

COMBOS & HIX, P. C., 315 Deaderick Street, Su. 1100, Nashville, TN 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cindy D. Dunn	First American National Bank	MAP 119-14-A
(NAME)	(NAME)	
2929 Selena Drive, K-140	P.O. Box 305048	PARCEL 140 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37230-5048	
(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, Ted Eugene Branner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cindy D. Dunn, a single person

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:

A certain condominium apartment in Davidson County, Tennessee, being Unit K-140, as shown on the Site Plan of Kingswood Condominiums, of record in Book 5200, page 520, Register's Office for Davidson County, Tennessee, together with the undvidieded percentage interest in the common elements appurtenant to said unit, as set forth in Exhibit "C" of the Master Deed establishing Kingswood Condominiums, of record in Book 6058, page 320, said Register's Office.

Being the same property conveyed to Ted Eugene Branner, unmarried, by deed from Home Service Corporation, of record in Book 6080, page 161, Register's Office for Davidson County, Tennessee.

NOTE: This is not, nor has it been, the primary residence of Ted Eugene Branner.

This conveyance is subject to 1996 taxes, prorated and assumed by the Grantee(s) at closing; all matters as set out on the plan of record in Book 520, page 520; the Master Deed and By-Laws as set out in Book 6058, page 320, including but not limited to the assessment of homeowners association dues and special fees; party wall for use in common with owner(s) of attached and appurtenant improvements; and subject to the rights and claims of parties in possession.

unimproved ( )
This is improved (X) property, known as 2929 Selena Drive, K-140, Nashville, TN 37211
(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 26th day of February, 19 96

Ted Branner

Ted Eugene Branner

STATE OF TENNESSEE

BOOK 9958PG199

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ted Eugene Branner

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 26th day of February 1996.

Commission expires _____

My Commission Expires JAN. 29, 2000

Notary Public

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

96 FEB 27 AM 9:14

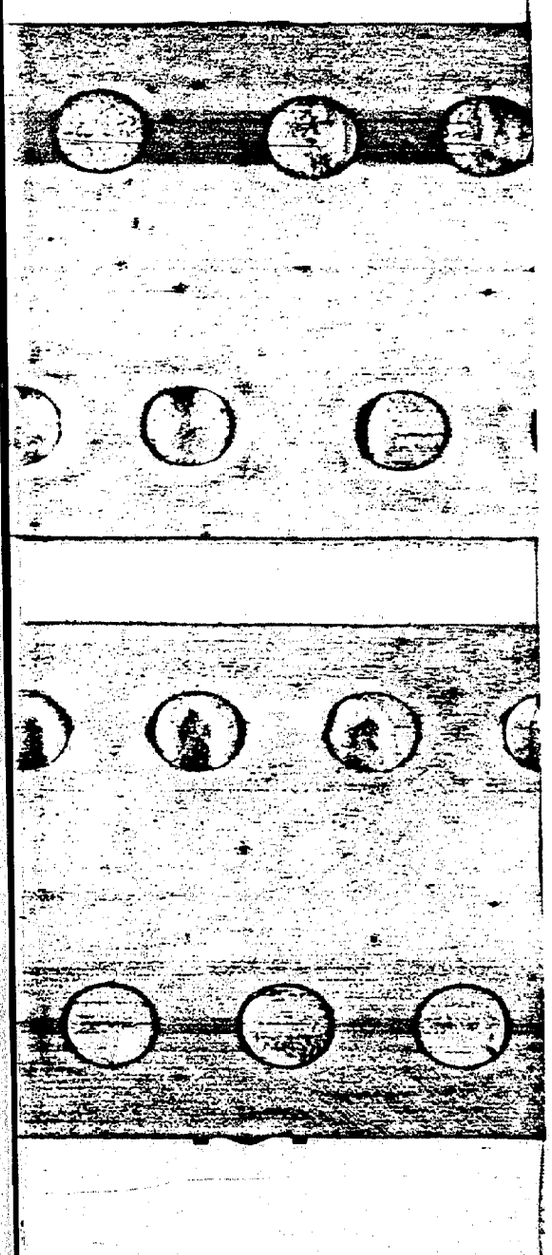
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

015855

1712 02/27 0101 03CHECK

134.80



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

RECEIVED OF _____

FOR _____

BOOK 9958 PG 200

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 34000.00
CON TX 125.80
PRFEE 1.00
WDEED 8.00
TOTAL 134.80
CHECK 134.80

02/27/96 01 09:16 0001 1712

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0153855
IDENTIF. ↑ REFERENCE

96 FEB 27 AM 9:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1009862