0156007

IDENTIF. & REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

96 MAR -4 AM 9:50

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (kd) Title No: 37424
Dav. Co. File: Box 8

BOOK 9965PG604

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Lisa Ann Trusler 4505 Harding Road, #115 Nashville, Tennessee 37205	First Republic Mortgage Corporation 6012 Wilmington Pike Dayton, Ohio 45459

TAX MAP-PARCEL NUMBERS: 116-03B-115

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Morel Enoch, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Lisa Ann Trusler, unmarried,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 115 of Royal Oaks Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, Page 45, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

BEING the same property conveyed to Morel Enoch, unmarried by deed from Royal Oaks Limited Partnership, an Illinois limited partnership of record in Book 5283, Page 893, Register's Office for said County.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 5282, Page 972 and Book 5282, Page 992, said Register's Office, and to the matters set forth in the referenced Condominium Plan of record.

This is improved property, known as: 4505 Harding Road, #115, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29th day of February, 1996.

Morel Enoch

Morel Enoch

BOOK 9965 PG 605

State of Tennessee
County of Davidson

On this 29th day of February, 1996, before me the undersigned authority, personally appeared **Morel Enoch**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 116000.00

Lisa Ann Kusler

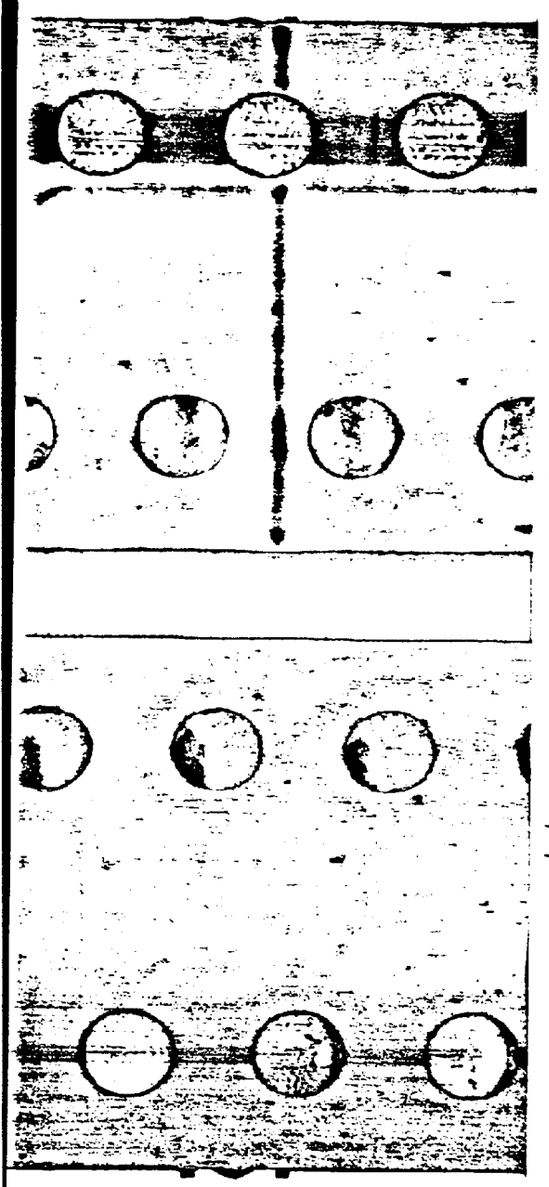
Affiant

Sworn and subscribed before me on the 1st day of March, 1996.

Notary Public

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

3999 03/04 0101 03CHECK 438.20



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

RECEIVED OF _____

FOR _____

BOOK 9965 PG 606

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	
				116000.00
			CON TX	429.20
			PRFEE	1.00
			WDEED	8.00
			TOTAL	438.20
			CHECK	438.20
03/04/96	01		09:51 0001	3989

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0156007
IDENTIF. ↑ REFERENCE

96 MAR -4 AM 9:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1012112