0161277

IDENTIF. & REFERENCE

This Instrument Prepared By and Return To:
Leitner, Warner, Moffitt, et. al.
First American Center
Nashville, Tennessee 37238

PICK-UP
96 MAR 18 PM 4:00 BOOK 9982 PG 552
REGISTER
DAVIDSON COUNTY, TN.

New Owner:	Send Tax Bills To:	Property Address:
Timothy B. Clay	Timothy B. Clay	270 Tampa Drive E-28 Nashville, TN
270 Tampa Drive E-28 Nashville, TN	270 Tampa Drive E-28 Nashville, TN	MAP PARCEL NUMBER 133-16-0-A 067.00 CO

WARRANTY DEED

THIS CONVEYANCE, made and entered as of the **18th** day of **March, 1996** by and between **Kimberly E. Redmon, Unmarried** , hereinafter referred to as "Grantor", and **Timothy B. Clay, Unmarried** , hereinafter referred to as "Grantee".

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Unit No. E-28 of Barcelona Condominium created under Title 66, Chapter 27, Sections 101 et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6400, page 801, Register's Office of 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 Barcelona Condominiums set forth in Exhibit A-2 of this Master Deed for a more complete indentification and description of said Unit.

Being the same property conveyed to Kimberly E. Redmon, Unmarried by deed from Joseph R. Staler and wife, Joanne Staler of record in Deed Book 9622 and Page 990, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in anyway appertaining unto the said Grantee, his/her heirs and representatives, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized and possessed in fee simple of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except for 1996 real property taxes and that the title and quiet possession thereto Grantors will warrant and forever defend against the lawful claims of all persons.

Whenever 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 the signature of the Grantor the day and year first above written.

BOOK 9982 PG 553

Kimberly E Redmon

Attorney In Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, personally appeared Durward Brantley, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Kimberly E. Redmon, and acknowledged that he executed the same as the free act and deed of said Durward Brantley.

Witness my hand, at office, this **18th** day of **March, 1996.**

Notary Public

Commission Expiration: 9/27/97

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 **$23,000.00**, 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 **18th** day of **March, 1996.**

Notary Public

Commission Expiration: 9/27/97

WD-POA.DOC/File No: 96108

9684 03/18 0101 03CHECK 94.10



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

RECEIVED OF _____

FOR _____

BOOK 9982 PG 554

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	23000.00
CON TX	85.10
PRFEE	1.00
MDEED	8.00
TOTAL	94.10
CHECK	94.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 9684

0161277
IDENTIF. ↑ REFERENCE

96 MAR 18 PM 4:00
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1017739