0169951

IDENTIF. ↑ REFERENCE

RPTOR 10011 PG 369

FROM: JULIA T. PASCOE,
AN UNMARRIED PERSON

TO: RITA B. GONZALES

96 APR 10 PM 3:10

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

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Rita B. Gonzales	America's Wholesale Lender	Map 129-11-A
407 Siena Drive	155 North Lake Avenue	Parcel 407
Nashville, Tn. 37205	Pasadena, CA 91109	

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, 511 Union Street, Suite 2100, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $105,000.00.

Rita B. Gonzales
Affiant

Subscribed and sworn to before me, this the 9th day of April, 1996.

Carol L. Lewis
Notary Public

My Comm. Expires: 1/25/97

NOTARY PUBLIC AT LARGE

GENERAL 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 considerations, the receipt and sufficiency of which are hereby acknowledged, I, Julia T. Pascoe, an unmarried person, hereinafter referred to as "GRANTOR", have bargained and sold, and by these presents do transfer and convey unto Rita B. Gonzales, hereinafter called "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Unit No. 407 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 6042, Page 602, as amended by Amendment to Master Deed of record in Book 6071, page 149, as corrected in Book 6237, page 660, and further amended in Book 6519, page 187, Book 7590, page 273, and Book 9269, page 285, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit described in said Master Deed. Reference is hereby made to the plat for Phase I-A of Lot No. 2, The Cloister at Saint Henry, of record in Book 5200, page 529, said Register's Office, for a more complete identification and description of such Unit.

Being part of the property leased to St. Henry's Property Development, Inc., by Ground Lease of record in Book 5961, page 657, said Register's Office, and subleased to Pearl T. Gore and Nan Gore Bouchard as Joint Tenants with Right of Survivorship, by Sublease and Conveyance, of record in Book 6094, page 343, said Register's Office, and further subleased to Julia T. Pascoe, a

widow, by Sublease and Conveyance of Condominium Apartment, of record in Book 8221, page 478, said Register's Office.

Said property is transferred subject to the following: BOOK 10011 PG 370

1. 1996 Metropolitan Government taxes.

2. Terms, conditions, easements, rights and liens as set forth in the Master Deed of The Cloister at St. Henry, and the By-Laws appended thereto, of record in Book 6042, page 602, said Register's Office, as amended in Book 6071, page 149, as corrected in Book 6237, page 660, said Register's Office, and further amended in Book 6519, page 187, said Register's Office. The By-Laws were amended in Book 7590, page 273, and Book 9269, page 285, said Register's Office.

3. All matters as shown on the Boundary Plan of record in Book 5200, page 676 as amended in Book 6250, page 585 and Book 6250, page 979, said Register's Office.

4. Sanitary sewer and/or storm drainage easement and any temporary construction easements of record in Book 4191, page 157, said Register's Office.

5. Easements granted to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 6824, page 870, and Book 6862, page 384, said Register's Office.

6. All matters as shown on the Plan of record in Book 5200, page 529, said Register's Office.

7. Terms and conditions of a Ground Lease by and between James D. Niedergeses, Bishop of the Diocese of Nashville, and St. Henry's Property Development, Inc., dated August 31, 1982, of record in Book 5961, page 657, said Register's Office.

8. Rights of others in and to the common elements.

This is improved property known as 407 Siena Drive, 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, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that she is 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 GRANTOR does further covenant and bind herself, her heirs and assigns, 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 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 9th day of April, 1996.

Julia T. Pascoe by Julie Dawn Moon as Attorney in fact

Julia T. Pascoe by Julie Dawn Moon
as Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Julie Dawn Moon, to me known to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Julia T. Pascoe, the bargainor, and acknowledged that she executed the same as the free act and deed of the said Julia T. Pascoe, for the purposes therein contained.

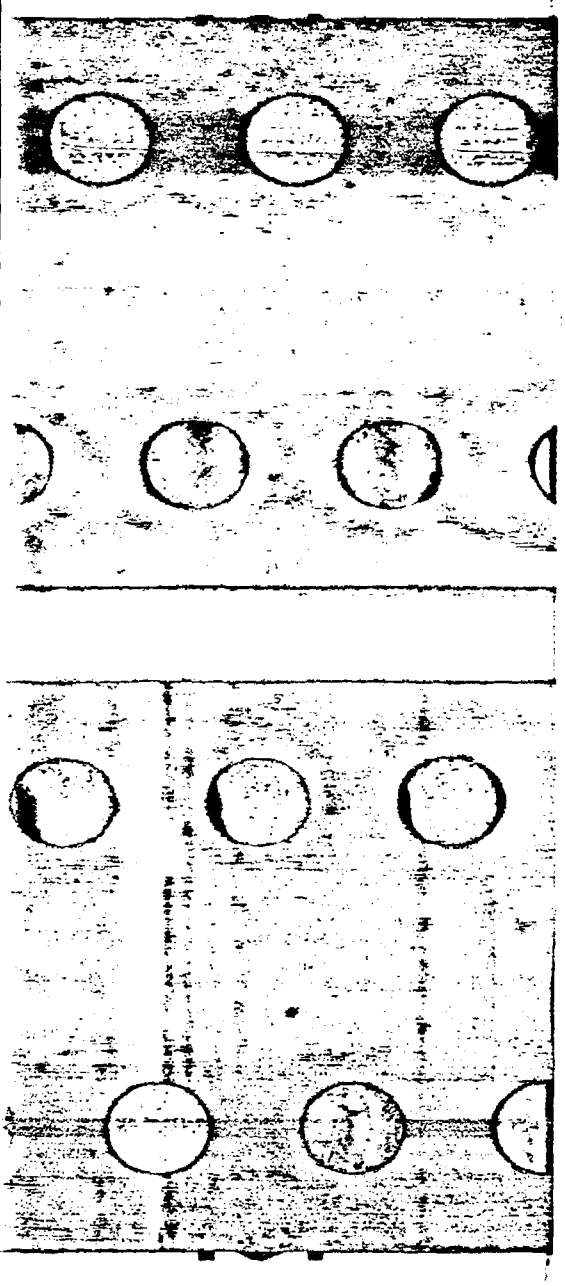
Witness my hand and seal, at office in Nashville, Tennessee, this the 9th day of April, 1996.

Carol L. Rucker
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 1/25/97

8978 04/10/96 01:52:08PM CHECK 397.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BK/PG 10011/371

FOR _____

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 105000.00
CON TX 388.50
PRFEE 1.00
WDEED 8.00
TOTAL 397.50
CHECK 397.50

04/10/96 01 15:08 0001 8978

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0169951
IDENTIF. ↑ REFERENCE

96 APR 10 PM 3:10
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1026958