Box 17

# WARRANTY DEED

BOOK 10042 PG 384

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 53,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF May 19 96

Notary Public

MY COMMISSION EXPIRES: 11/22/97
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Lynda S. Smith (NAME) | Arlington Mortgage Corporation (NAME) | MAP 91-9-B |
| 6210 Deal Avenue (ADDRESS) | 5400 Maryland Way, Suite 102 (ADDRESS) | PARCEL 9CO |
| Nashville, TN 37209 (CITY) (STATE) (ZIP) | Brentwood, TN 37027 (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, Andrew E. Pierce and wife, Joyce A. Pierce

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lynda S. Smith

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 No. 9 on the Final Plat Resubdivision - marked Parkwood Glen Phase Three Condominiums as of record in Plat Book 7900, page 203, which was amended in the Master Deed of record in Book 8040, page 329, which shall be known as Parkwood Glen Phase One consisting of 10 units as shown in Plat Book 6200, page 929, Section One and in Book 6200, page 930, Section Two which pursuant to that amendment combined all into Parkwood Glen Phase One.

Being the same property conveyed to Andrew E. Pierce and wife, Joyce A. Pierce by deed from Carlton Enterprises, Inc., a Tennessee Corporation, of record in Book 8196, page 580, Register's Office for Davidson County, TN.

This conveyance is subject to any and all existing easements of record.

Subject to covenants, conditions and restrictions for Parkwood Glen Condominiums as recorded in Book 8049, page 247 and Book 8049, page 263, Register's Office for said County.

Taxes for the year 1996 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

unimproved ( )
This is improved ( X ) property, known as 6210 Deal Avenue, Nashville, TN 37209
(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 our hand s this 3rd day of May 19 96

Andrew E. Pierce

Joyce A. Pierce

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 Andrew E. Pierce and wife, Joyce A. Pierce

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 3rd day of May 19 96.

Commission expires 11/22/97

Laura A. Bosley
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 _____

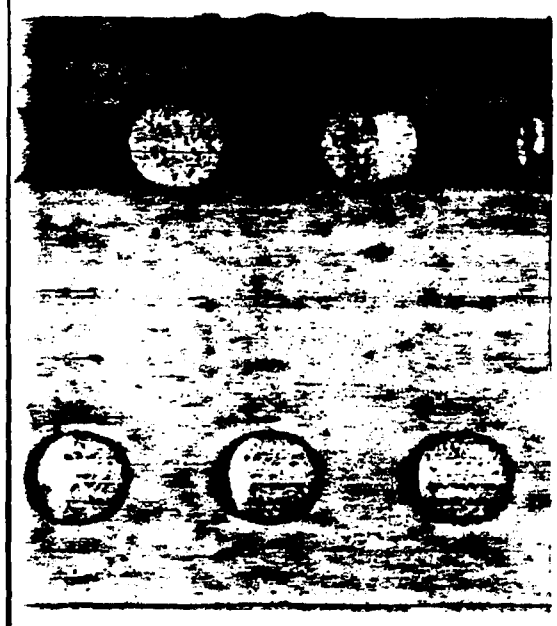
_____
Notary Public

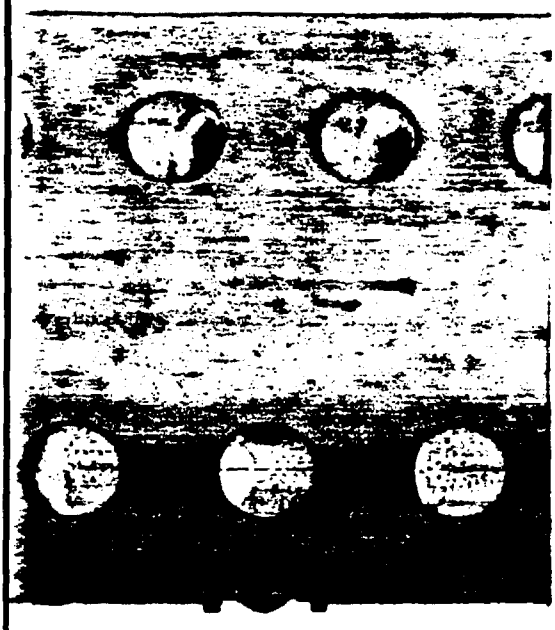
0179350
IDENTIF. & REFERENCE

96 MAY -7 AM 9:47
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.



8949 35/07 0101 03CHECK 206.95





**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 10042 PG 386

| | | |
|---|---|---|
| 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 | 53500.00 |
| CON TX | 197.95 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 206.95 |
| CHECK | 206.95 |

05/07/96 01 09:48 0001 8949

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0179350
IDENTIF. ↑ REFERENCE

96 MAY -7 AM 9:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1036957