BOOK 10048 PG 677

33A

STATE OF TENNESSEE 7036-A
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 78,102.86

William B. Fallati
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
9th DAY OF May, 19 96.

Notary Public Mark A. Ellmore, Jr.
MY COMMISSION EXPIRES: 1/20/99

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney, 388 Harding Place, Suite C, Nashville, TN 37211

| NAME | ADDRESS | |
|---|---|---|
| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
| Beverly C. Fallati | Security Financial and Mortgage | 51-10-B/29 co |
| (NAME) | (NAME) | |
| 127 Ellington Place | 12444 Powerscourt Drive, #140 | |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRES) | |
| Madison, TN 37115 | St. Louis, MO 63131 | |
| (CITY) (STATE) (P.O. ZIP) | (CITY) (STATE) (ZIP) | |

For and in 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, William Fallati, married

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Beverly C. Fallati, unmarried

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:

See exhibit A attached hereto and made a part hereof.

0181268
IDENTIF. # REFERENCE

96 MAY 13 PM 3:51
REGISTER
DAVIDSON COUNTY, TN.

This is improved property known as 127 Ellington Place, Madison, TN 37115

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 his hand this 9th day of May, 19 96.

William Fallati

Linda F. Fallati

BOOK 10048 PG 678

7036-A

**STATE OF TENNESSEE**
**COUNTY OF Davidson**

Personally appeared before me, Mark A. Ellmore, Jr., a Notary Public in and for said County and State, the within named William Fallati, married and Linda F. Fallati 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 9th day of May, 19 96.

My commission expires 1/20/99

Notary Public Mark A. Ellmore, Jr.

MARK A. ELLMORE, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Exhibit A

BOOK 10048 PG 679

File No.: 7036-A

ATTACHMENT

A certain condominium apartment located in Davidson County, Tennessee, described as follows:

Unit No. 127 in a Horizontal Property Regime, which is located on the Plan of Ellington Place Condominiums, a unit plat of which is shown as Exhibit "C", of the Master Deed of record in Book 6984, page 84, Register's Office for said County, to which reference is here made for a more particular description, and being part of the land shown on the subdivision plat of Ellington Place Condominiums, as of reord in Book 6250, page 829, Register's Office for Davidson County, Tennessee.

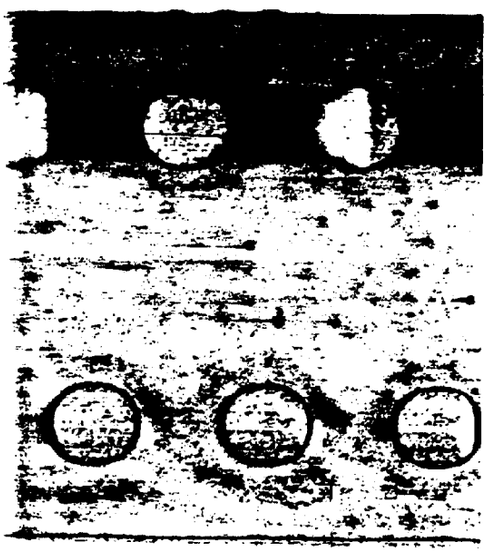
BEING the same property conveyed to William Fallati, an unmarried person, by deed from Jack Kemp, Secretary of Housing and Urban Development, filed of record in Book 8473, page 972, Register's Office for Davidson County, Tennessee.

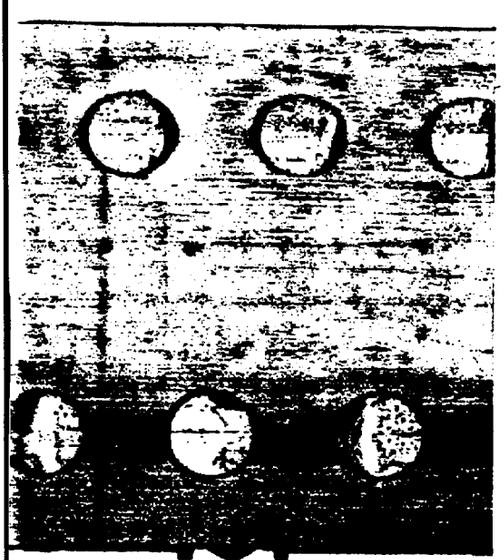
THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

IT IS UNDERSTOOD AND AGREED that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 8473, page 975, of the Register's Office for Davidson County, Tennessee, which the grantee(s) herein hereby assume(s) and agree(s) to pay. The escrow account in connection with said loan is hereby transferred to the Grantees herewith.

Linda F. Fallati, spouse of William Fallati, joins in this conveyance to convey all right, title and interest she may have in the above referenced property, including but not limited to marital rights.

97 05 13 0101 03CHECK 301.00





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

RECEIVED OF _____

FOR _____

BOOK 10048 PG 680

| | | |
|---|---|---|
| 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 78102.86 |
| | | | | CON TX 288.98 |
| | | | | PRFEE 1.00 |
| | | | | MDEED 12.00 |
| | | | | TOTAL 301.98 |
| | | | | CHECK 301.98 |
| | | | 05/13/96 01 | 15:52 0001 1094 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0181268 ← REFERENCE
IDENTIF.

96 MAY 13 PM 3:51

FELIX Z. WILSON
REGISTER
DAVIDSON COUNTY, TN.

**No.** 1039072