WARRANTY DEED

BOOK 10051 PG 205

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59,117.25

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th DAY OF April 1996

Notary Public

MY COMMISSION EXPIRES: 6/2/98
(AFFIX SEAL)

mail

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Wilson County, 1281-G N. Mt. Juliet Road, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bobbie Jane Herron (NAME)	Chase Manhattan Mortgage Corp. (NAME)	108-7
202-E Timberway Drive (ADDRESS)	200 Old Wilson Bridge Road (ADDRESS)	GROUP B
Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	Worthington, OH 43085-8500 (CITY) (STATE) (ZIP)	PARCEL 77

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, Tarcila M. Fox and husband, Richard B. Fox and Jeanne M. Smotherman, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bobbie Jane Herron

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:

Certain interest in land in Davidson County, Tennessee, described as Unit No. 77-E of Timber Lake Condominium created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of Record in Book 6549, page 475, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Units as set forth in Exhibit "A-1" of said Master Deed. Reference is hereby made to the plat of Timber Lake Condominium as set forth in Exhibit "A-2" of said Master Deed for a more complete identification and description of such Unit.

Richard B. Fox, husband of Tarcila M. Fox, joins in the conveyance of this property for the purpose of conveying any marital interest he may have in said property.

Grantee(s) hereby assumes and agrees to pay the unpaid balance on the existing mortgage held by Chase Manhattan Mortgage Corporation of record in Book 6998, Page 737, said Register's Office, the debt secured thereby and also hereby assumes the obligations under the terms of the instruments creating the loan. The escrow account and insurance to be transferred to Grantee(s).

This is the same description as in previous deed of record.

CONTINUED

unimproved ( )
This is improved (X) property, known as 202-E Timberway Drive, Nashville, Tennessee 37214
(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 29th day of April 19 96

Tarcila M. Fox

Jeanne M. Smotherman

Richard B. Fox

LEGAL DESCRIPTION CONTINUATION

This conveyance is subject to Master Deed of record in Book 6549, Page 475, said Register's Office.

This conveyance subject to such easements, setback lines and restrictive covenants of record in said Register's Office.

Being the same property conveyed to Henry B. Grader and Elizabeth H. Moreno by deed of record in Book 6998, Page 734 and further conveyed to Elizabeth H. Moreno by Quitclaim Deed from Henry B. Grader of record in Book 7449, Page 190, said Register's Office. Elizabeth H. Moreno having died testate with subject propety being ocnveyed to Tarcila M. Fox and Jeanne M. Smotherman by Last Will and Testament dated September 22, 1989 and filed in the Probate Court of Davidson County, TEnnessee as Docket #93283.

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tarcila M. Fox and husband, Richard B. Fox and Jeanne M. Smotherman

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 Mt. Juliet, Tennessee, this 29th day of April, 19 98.

Commission expires 4/15/98

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 _____

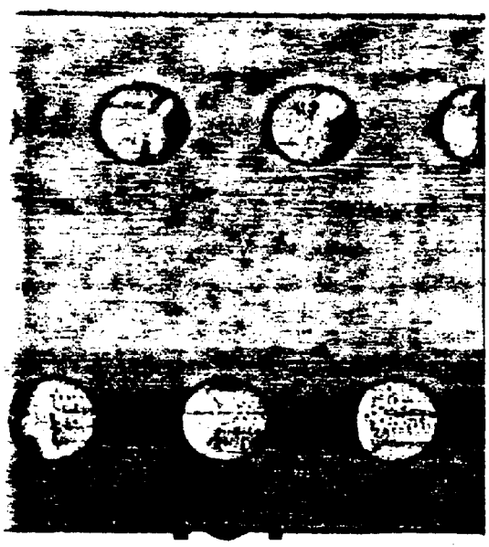
_____
Notary Public

2011 05/16 0101 03CHECK 231.73

0182075
IDENTIF. & REFERENCE
96 MAY 16 AM 9:38
REGISTER
DAVIDSON COUNTY, TN.

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





RECEIVED OF _____

FOR _____

BOOK 10051 PG 208

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 59117.25
CON TX 218.73
PRFEE 1.00
WDEED 12.00
TOTAL 231.73
CHECK 231.73

05/16/96 01 09:42 0001 2011

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0182075
IDENTIF. ◆ REFERENCE

96 MAY 16 AM 9:38

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1039975