0183809

IDENTIF. # REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (cmw) Title No: 37692
Dav. Co. File: Box 8

96 MAY 21 PM 2:20

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

BOOK 10056 PG 628

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Robert A. Pugh 207 Windsor Terrace Drive Nashville, TN 37221	SunTrust Mortgage, Inc. P.O. Box 105277 Atlanta, GA 30348-5277

TAX MAP-PARCEL NUMBERS: 143-1-A-207 09D 79959

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 consideration, the receipt of which is hereby acknowledged, the undersigned **Kim Marie Thibault, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert A. Pugh, unmarried,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A certain condominium, apartment in Davidson County, Tennessee, being Unit No. 207 on the plan of Windsor Terrace Condominiums, of record in Book 6250, page 869 and as shown as Exhibit "C" to the Master Deed of record in Book 7150, page 921 as amended in Book 7436, page 667 and re-recorded in Book 7464, page 297, Register's Office for said County and to which plan and exhibit reference is hereby made for a complete description thereof.

BEING the same property conveyed to Kim Marie Thibault, unmarried by deed from Mary E. Keown, unmarried, of record in Book 9424, page 60, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 7150, Page 921, Book 7436, page 667, Book 7464, page 297, Book 7729, page 206 and Book 7980, page 717, said Register's Office, and to the matters set forth in the referenced Condominium Plan of record.

Philip C. Spiers, the spouse of Kim Marie Thibault, joins in this conveyance solely to convey any marital interest he may have in subject property.

This instrument is executed on behalf of Philip C. Spiers by Kim Marie Thibault as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 207 Windsor Terrace Drive, Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and

possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of May, 1996.

Kim Marie Thibault

Philip C. Spiers, By: Kim Marie Thibault, Atty-In-Fact

State of Tennessee
County of Davidson

On this 15th day of May, 1996, before me the undersigned authority, personally appeared **Kim Marie Thibault**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 134900.00

Affiant

Sworn and subscribed before me on the 15th day of May, 1996.

Notary Public

My Commission Expires: _____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

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 **Kim Marie Thibault**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Philip C. Spiers**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 15th day of May, 1996.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

Notary Public

My Commission Expires:_____

PERCY A PU AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

EXHIBIT "A"
To
WARRANTY DEED

FROM: Kim Marie Thibault

TO: Robert A. Pugh

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Kim marie Thibault

Kim Marie Thibault, Affiant

Sworn to and subscribed before me this

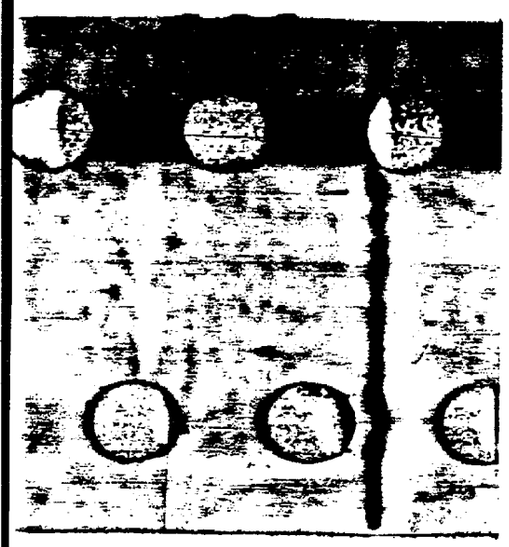
15th day of May, 1996.

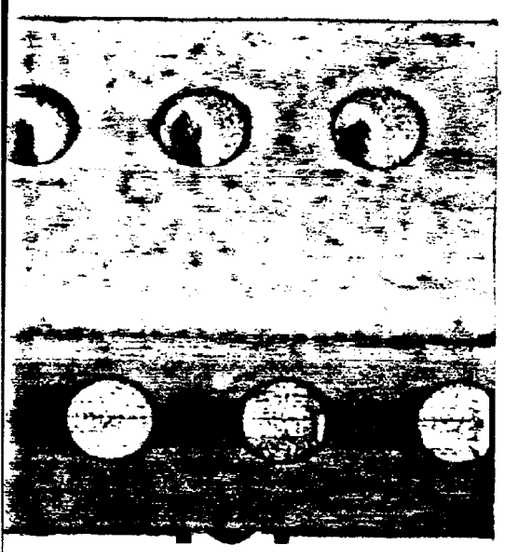
PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

Notary Public

My Commission Expires:_____

3876 05/21 0101 03CHECK 512.13





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

RECEIVED OF _____

FOR _____

BOOK 10056 PG 631

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 134900.00
				CON TX 499.13
				PRFEE 1.00
				WDEED 12.00
				TOTAL 512.13
				CHECK 512.13
05/21/96	01			14:25 0001 3876

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0183809 IDENTIF. ↑ REFERENCE

96 MAY 21 PM 2:25

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1041817