BOOK 10057 PG 930

BOX #19B

G#96-5-69K

WARRANTY DEED

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 84,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF May 19 96

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS
VANESSA WYNN	LEADER FEDERAL BANK FOR SAVINGS	MAP 142-05-0-B
(NAME)	(NAME)	
8300 Sawyer Brown Road, G-302	P. O. Box 2926	PARCEL 038co
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Memphis, TN 38101-2926	FB #09D-65139
(CITY) (STATE) (ZIP)	(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, MARY ELIZABETH FULLER TIMMONS KARL AND HUSBAND, H. ROBERT KARL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO VANESSA WYNN, A SINGLE PERSON

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:

LAND in Davidson County, Tennessee, being Unit No. G-302, together with the Carport designated No. G-302-C in River Plantation, a Condominium, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of River Plantation (Section Three), of record in Book 4784, Page 464, and as amended in Book 5785, Page 180, and in Book 5840, Page 663, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of River Plantation Condominiums, as of record in Book 4675, Pages 75-77, and as amended in Book 4675, Pages 102-105, said Register's Office, for a more complete identification and description of such unit.

BEING the same property conveyed to Mary Elizabeth Fuller Timmons, unmarried, by Deed from Shirley Settle Tomlinson and husband, Arch Tomlinson, of record in Book 5056, Page 836, Register's Office for Davidson County, Tennessee. The party having since married and now being Mary Elizabeth Fuller Timmons Karl.

THIS conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements

CONTINUED

unimproved ( )
This is improved (X) property, known as 8300 Sawyer Brown Road, G-302, Nashville, TN 37221
(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 21st day of May 1996

Mary Elizabeth Fuller Timmons Karl
MARY ELIZABETH FULLER TIMMONS KARL

H. Robert Karl
H. ROBERT KARL

DCTN01WC

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 MARY ELIZABETH FULLER TIMMONS KARL AND HUSBAND, H. ROBERT KARL

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 21st day of May 1996.

Commission expires July 24, 1999

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, executed 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 _____.

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

thereof; and is subject to the By-Laws for the administration thereof of record in Book 4784, Page 482, said Register's Office; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of River Plantation Condominiums, Section Three, of record aforementioned; and, taxes for the current year which have been prorated and assumed by the Grantee herein.

H. Robert Karl, spouse of the above named Mary Elizabeth Fuller Timmons Karl, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, especially his marital rights.

0184223 IDENTIFICATION REFERENCE

96 MAY 22 PM 1:59
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

4317 05/22 0101 03CHECK 322.39

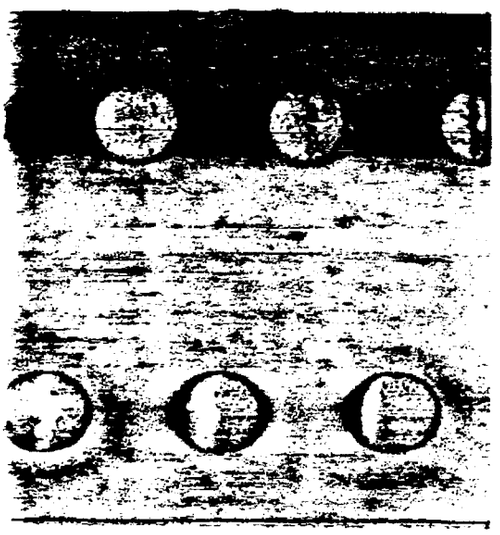
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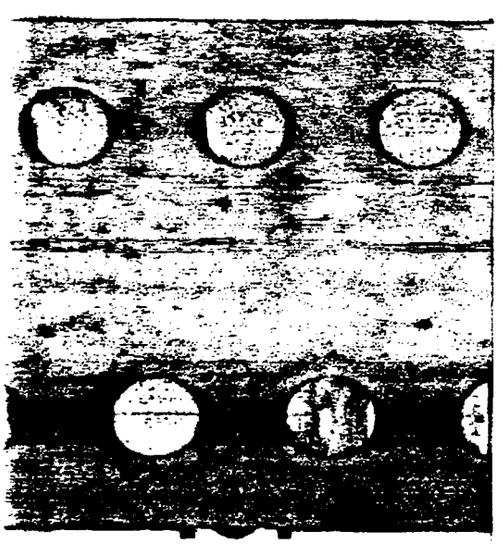
OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE





RECEIVED OF _____

FOR _____

BOOK 10057 PG 932

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 84700.00
				CON TX 313.39
				PRFEE 1.00
				WDEED 8.00
				TOTAL 322.39
				CHECK 322.39
05/22/96	01			14:05 0001 4317

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0184223 IDENTIF. ↑ REFERENCE

96 MAY 22 PM 1:59

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1042255