0186125

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

96 MAY 29 AM 9:58

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (mn) Title No: 37743
Dav. Co. File: Box 8

BOOK 10063 PG 991

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Edward M. Kubilus 555 N. Dupont Avenue Unit C-54 Madison, Tennessee 37115	First Union Mortgage Corporation 4300 Six Forks Road, Suite 110 Raleigh, NC 27609

TAX MAP-PARCEL NUMBERS: 43-10-A-61

6350 05/29 0101 03CHECK 129.25

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 **Aubrey B. Harwell, Jr., Trustee,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Edward M. Kubilus, 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 condominium apartment in Davidson County, Tennessee, being Unit No. C-54 (209) of Madison Park Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the plan to the Master Deed of record in Book 5200, page 179-182, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

BEING the same property conveyed to James F. Neal by deed from Madison Park Associates, Ltd. of record in Book 5613, page 765, Register's Office for said County. By Quitclaim Deed of record in Book 6231, page 150, said Register's Office, Ellen Julie Neal conveyed her interest in subject property to James F. Neal. By Quitclaim Deed of record in Book 6469, page 223, said Register's Office, the said James F. Neal conveyed his interest in subject property to Aubrey B. Harwell, Jr., Trustee for James F. Neal, Jr. and Julie Ellen Neal, pursuant to an Irrovocable Trust Agreement dated June 13, 1980, with full power to convey without the joinder of beneficiary.

Description Reference: Described from information contained in recorded condominium documents.

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 5462, Page 614 as corrected in Book 5608, page 551 and Book 8014, page 416, said Register's Office, and to the matters set forth in the referenced Condominium Plan of record.
This is improved property, known as: 555 N. Dupont Avenue Unit C-54, Madison, Tennessee 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 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 24th day of May, 1996.

Aubrey B. Harwell, Jr., Trustee

BOOK 10063 PG 992

State of Tennessee
County of Davidson

On this 24th day of May, 1996, before me the undersigned authority, personally appeared **Aubrey B. Harwell, Jr., Trustee**, 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.

My Commission Expires: 1/25/97

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 32500.00

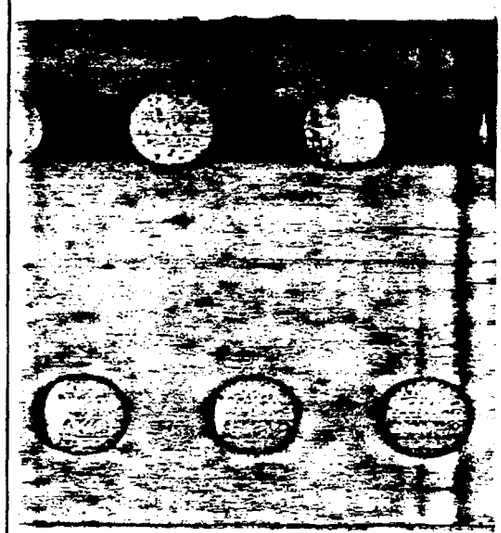
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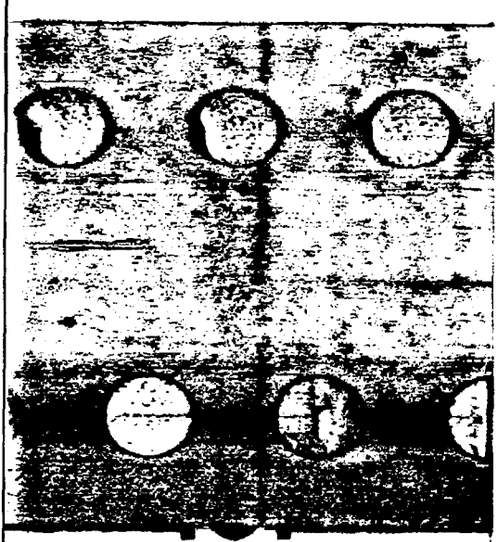
Sworn and subscribed before me on the 24th day of May, 1996.

My Commission Expires: _____

Notary Public

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





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10063 PG 993

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 32500.00
				CON TX 120.25
				PRFEE 1.00
				WDEED 8.00
				TOTAL 129.25
				CHECK 129.25
			05/29/96 01	10:00 0001 6350

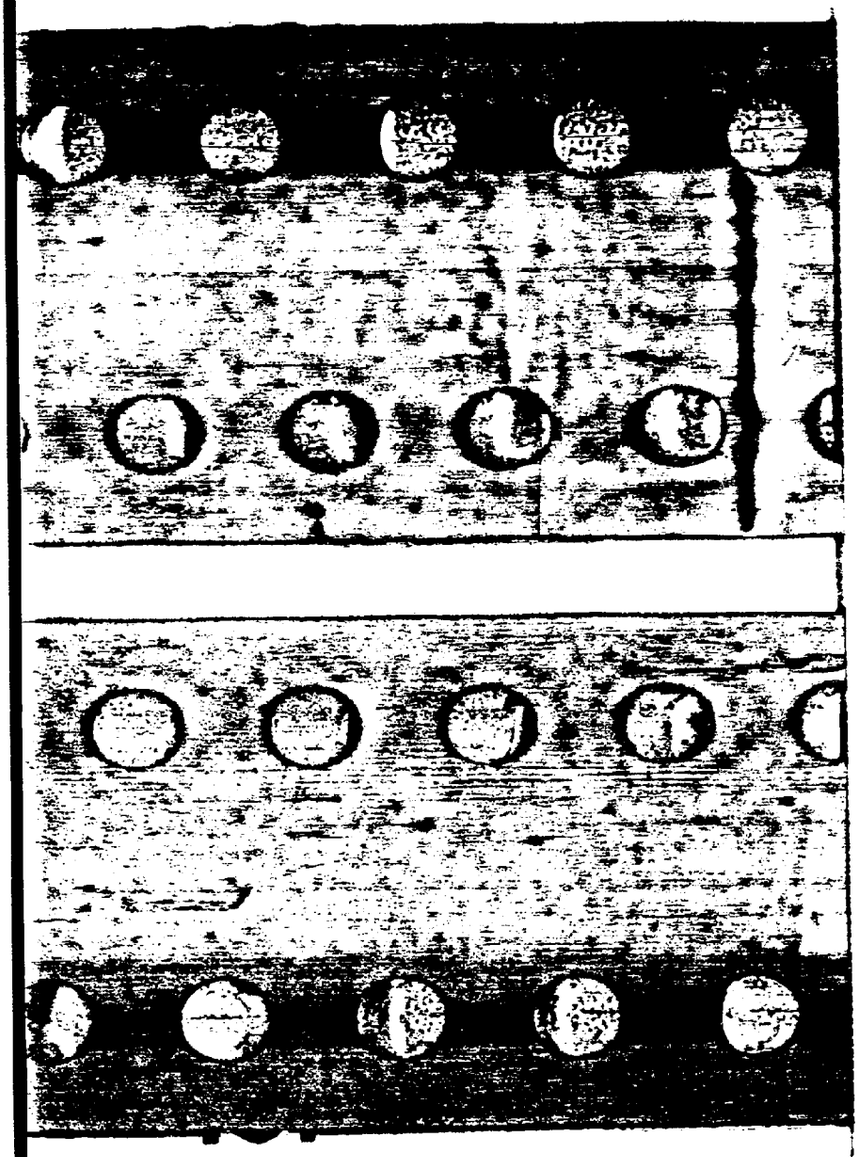
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0186125 IDENTIF. ↑ REFERENCE

96 MAY 29 AM 9:58

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

No. 1044261



5/29/96
VOID

BOOK 10063 PG 994

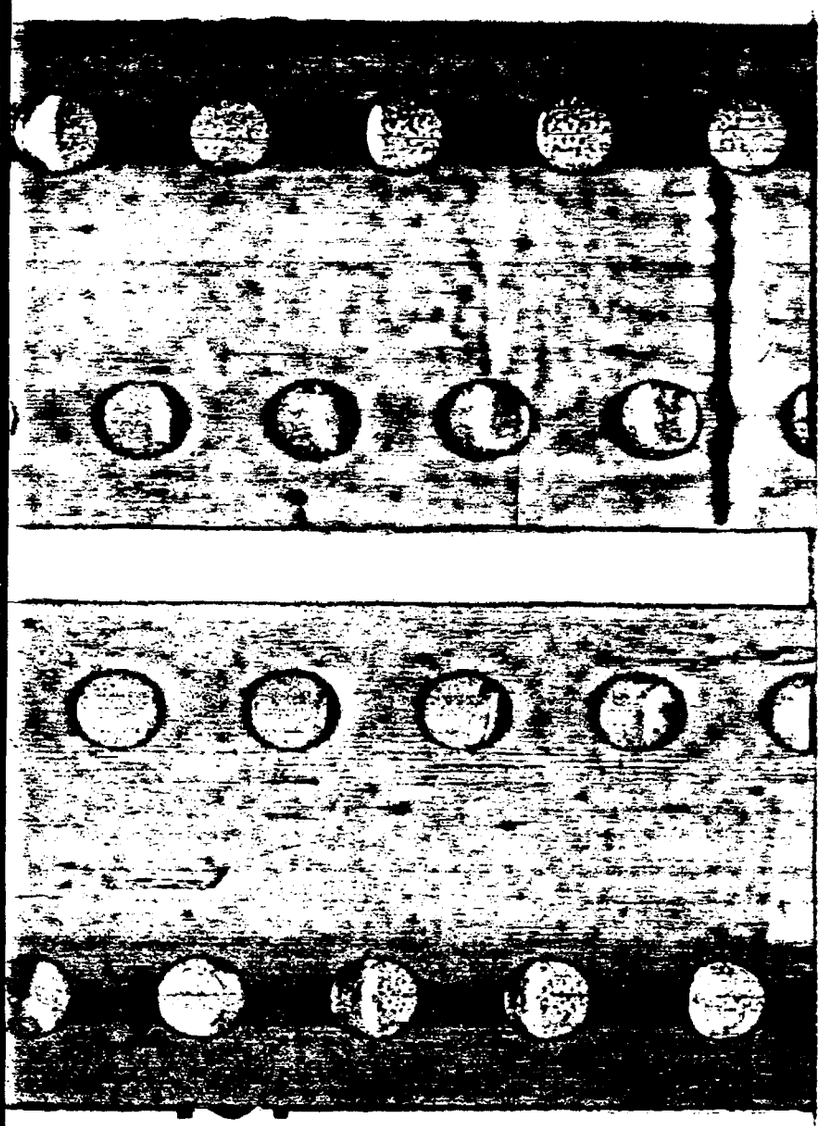
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5/29/96

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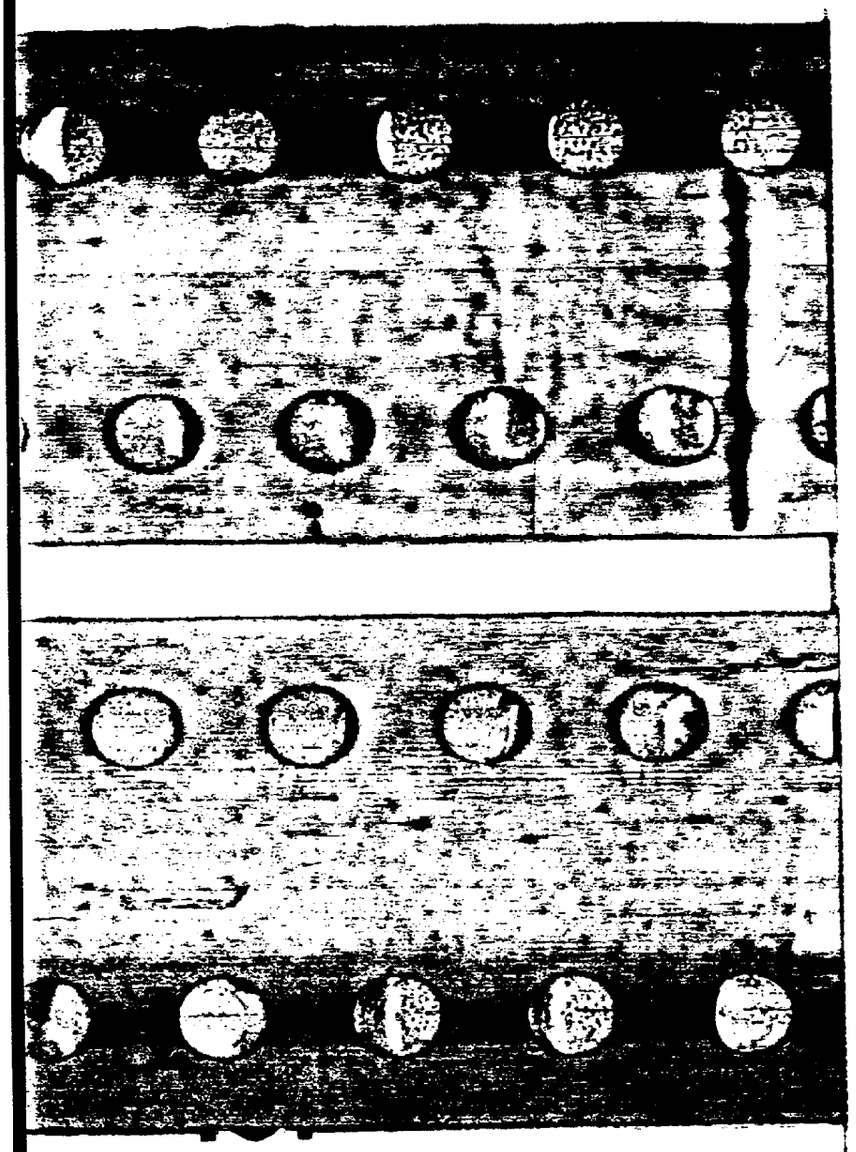
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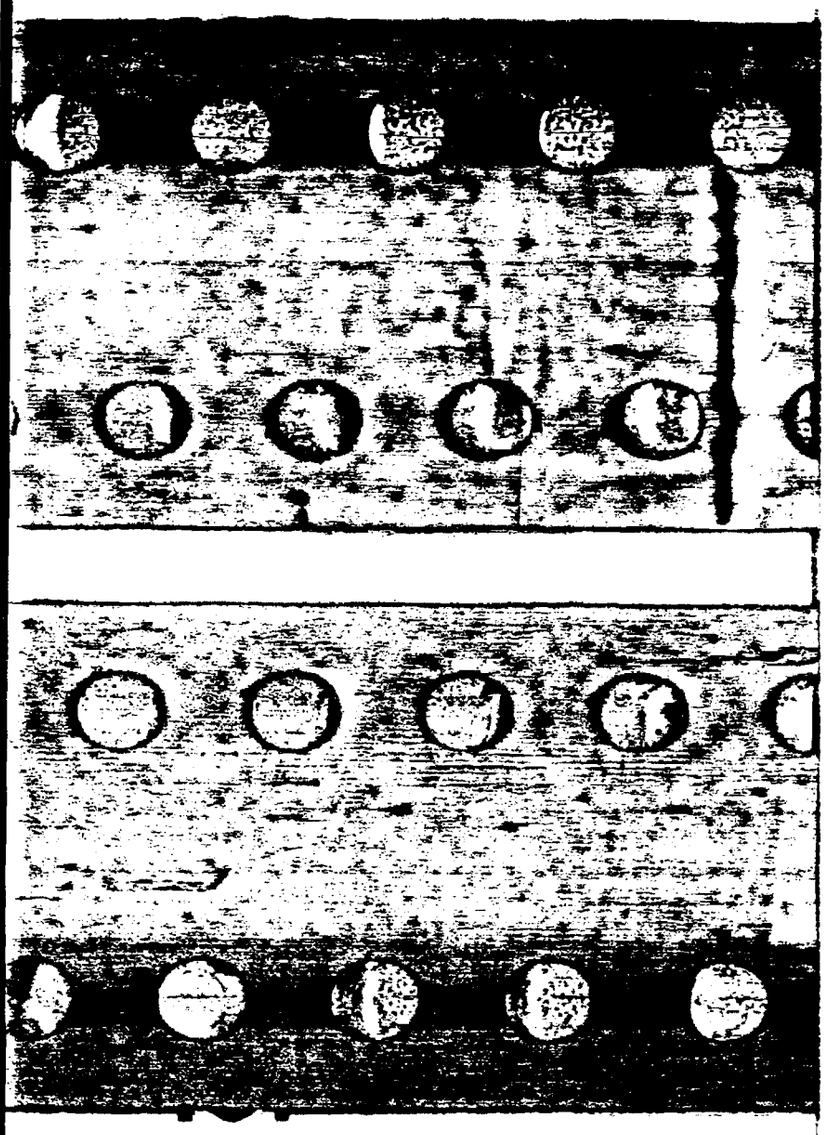
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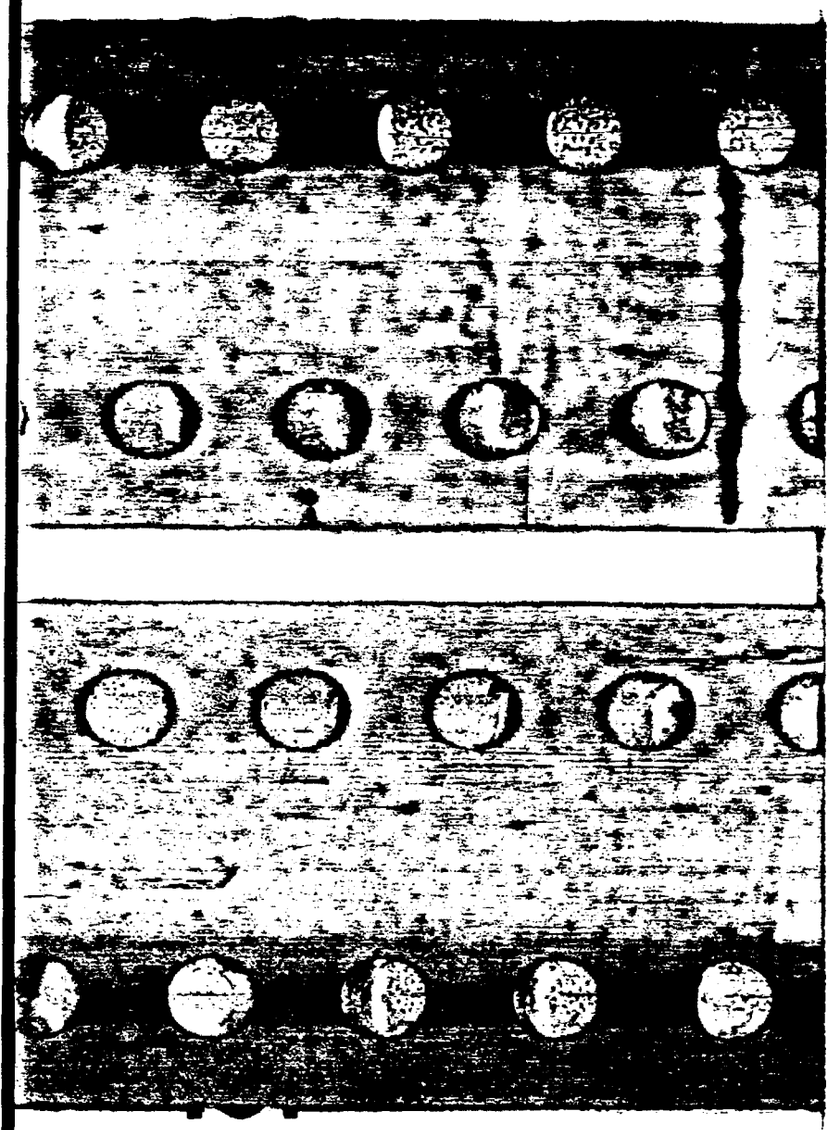
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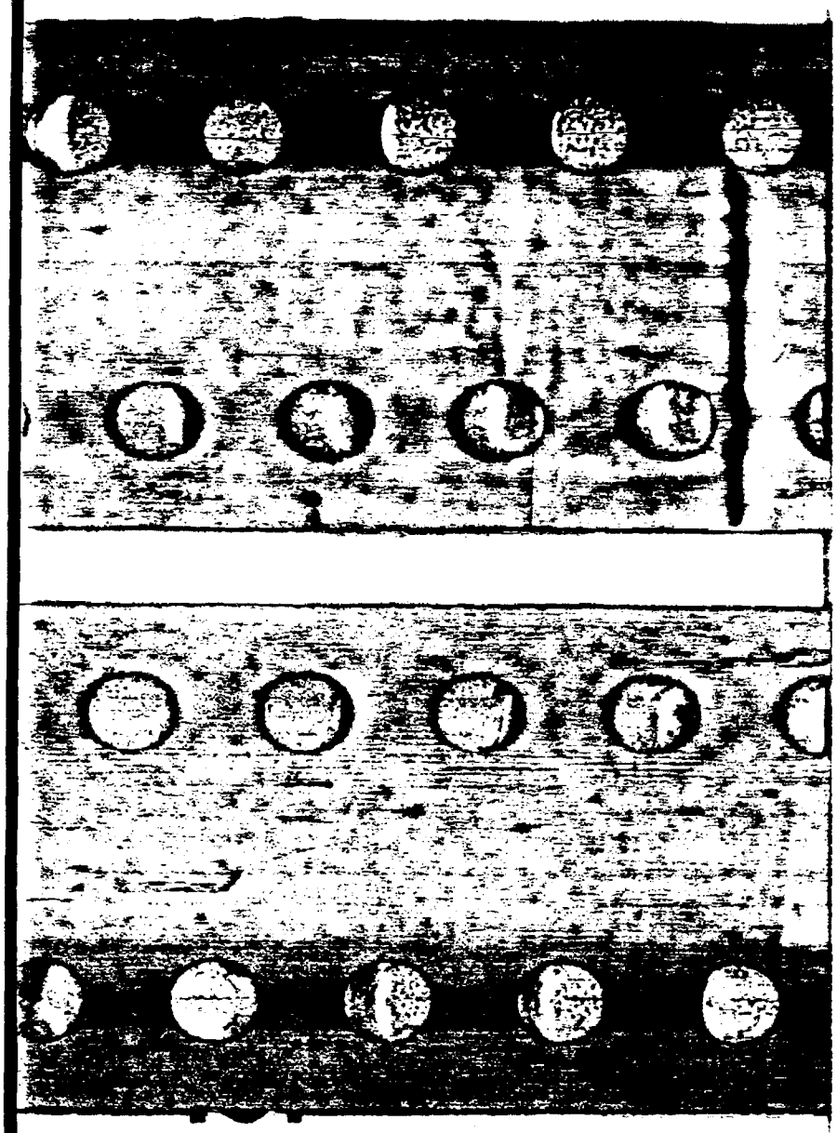
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