50-B

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 10064 PG 440

ADDRESS NEW OWNER:
Deborah A. Huston
103 Saint Charles Place
Nashville, Tennessee 37212

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Union Planters Bank of Middle Tennessee, N.A.
401 Union Street
Nashville, Tn 37219

MAP AND PARCEL:
MAP 104-6
GROUP K
PARCEL 103CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Elliott Lee Stromatt Jr., an unmarried person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Deborah A. Huston, an unmarried person, hereinafter called the Grantee, her 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. 103 on the plan of St. Charles Place Condominium, on Exhibit "A" to the Master Deed of record in Book 6438, page 595 re-recorded in Book 6452, page 864, amended in Book 6488, page 833 and further amended in Book 6539, page 893, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Elliott Lee Stromatt Jr., by deed from Scott J. Grey, as of record in Book 9050, page 961, Register's Office for Davidson County, Tennessee.

This is improved property known as 103 Saint Charles Place, Nashville, TN 37212.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to 1996 Metropolitan Government Property taxes and subsequent years thereafter.
2. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interests 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 buildings 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 St. Charles Place Condominium Association, of record in Book 6438, page 595, and re-recorded in Book 6452, page 864 register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Deborah A. Huston, an unmarried person, her heirs and assigns, forever; and I, Elliott Lee Stromatt Jr., an unmarried person, do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 24th day of May, 1996.

Elliott Lee Stromatt Jr.
Elliott Lee Stromatt Jr.

BOOK 10064 PG 441

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Elliott Lee Stromatt Jr., an unmarried person, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 24th day of May, 1996.

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: Nov 20, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 155,000.00.

Deborah A. Huston
AFFIANT

Subscribed and sworn to before me this 24th day of May, 1996.

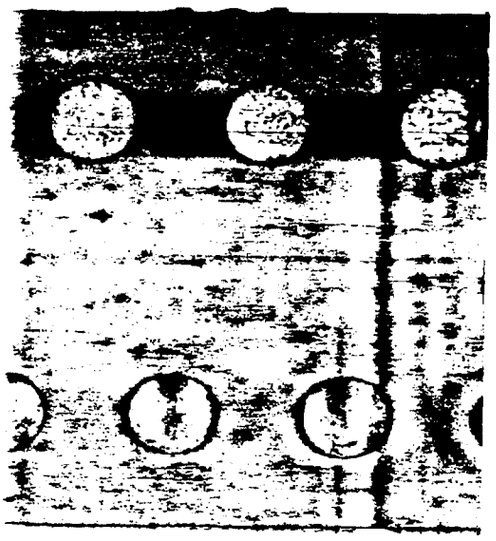
R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

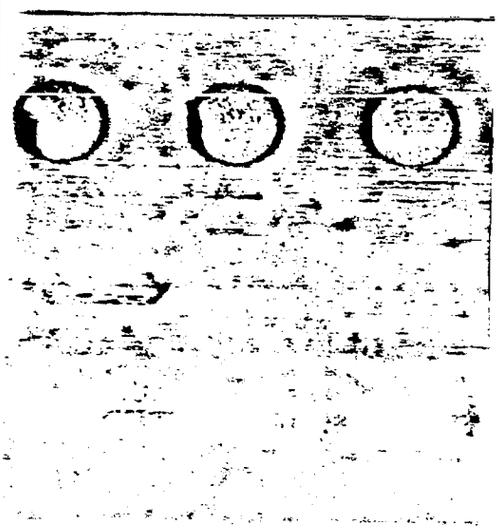
NOTARY PUBLIC
My Commission Expires: Nov 20, 1996

96 MAY 29 PM 12:52 RECEIVED AND RECORDED IN DAVIDSON COUNTY, TENN.

0186232 IDENTIFICATION REFERENCE

05/29 0101 03CHECK 582.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10064 PG 442

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 155000.00
				CON TX 573.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 582.50
				CHECK 582.50
			05/29/96 01	12:54 0001 6481

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0186232 IDENTIF. ↑ REFERENCE

96 MAY 29 PM 12:54

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1044391