BOOK 10072 PG 415

Box 6

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 112,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st DAY OF May, 1996

Notary Public

MY COMMISSION EXPIRES: May 30, 1999
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
David J. Waynick, Attorney, 207 Donelson Pike, Nashville, Tennessee 37214

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jeffrey F. Bray (NAME) | Signet Mortgage Corporation (NAME) | 161-14B-107 |
| 107 Highland Villa Drive (ADDRESS) | P.O. Box 27403 (ADDRESS) | |
| Nashville, TN 37211 (CITY) (STATE) (ZIP) | Richmond, VA 23261-7403 (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, Gary Karg, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffrey F. Bray, unmarried

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 107 of Highland Villa Condominiums, its horizontal property regime having been established by the Master Deed recorded in Book 7278 at page 312, and amended in Book 7347 at page 717, Book 7352, at page 630, Book 7467 at page 850, Book 7470 at page 153, and Book 7600 at page 361, all in the Register's Office for said County, reference to the plan thereof, Exhibit "B" to said Master Deed, being hereby made for full particulars.

Being the same property conveyed to Gary Allen Karg, unmarried by deed from Elizabeth Macklin, unmarried of record inBook 8985, Page 19, Register's Office for Davidson County, Tennessee.

IDENTIF. # REFERENCE 0188512

96 JUN -4 AM 10:55
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

8879 06/04 0101 03CHECK 423.40

unimproved ( )
This is improved ( X ) property, known as 107 Highland Villa Drive, Nashville, TN 37211
(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 my hand this 31st day of May 19 96

X Gary Karg
Gary Karg

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 Gary Karg

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 instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 31st day of May 1996

Commission expires May 30, 1999

Notary Public

STATE OF TENNESSEE
COUNTY OF

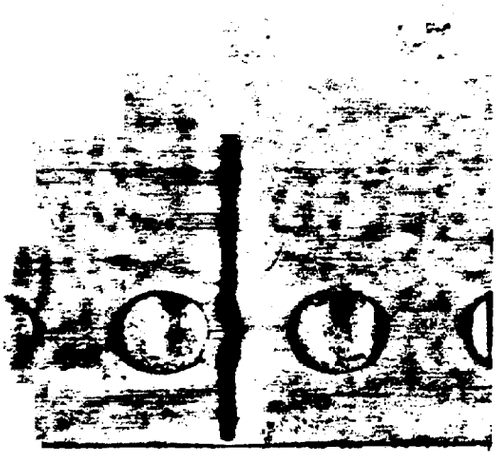
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, 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 _____.

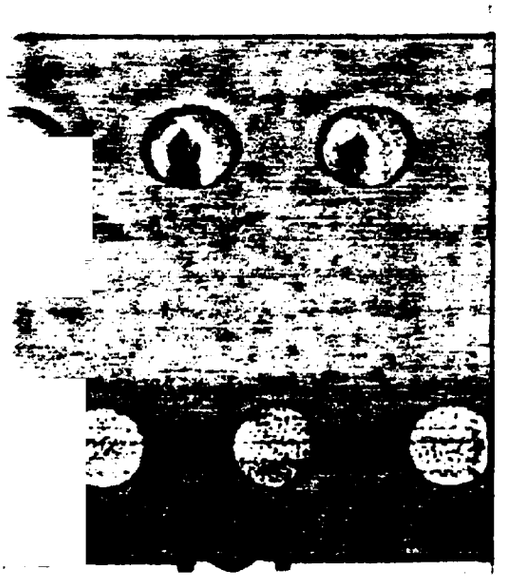
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

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





RECEIVED OF _____

FOR _____

BOOK 10072 PG 417

| | | |
|---|---|---|
| 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 | |
| | | | | 112000.00 |
| | | | CON TX | 414.40 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | TOTAL | 423.40 |
| | | | CHECK | 423.40 |
| 06/04/96 | 01 | 10:57 | 0001 | 8879 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0188512
IDENTIF. & REFERENCE

96 JUN -4 AM 10: 55

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1046756