0197559

IDENTIFICATION REFERENCE

PREPARED BY (AND RETURN TO):

BOOK 10101 PG 405

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

96 JUN 27 PM 3:19

CLERK & MASTER
DAVIDSON CO. TN.

W & I Ref: (cmw) Title No: 37701
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Paul M. Gherman Carmen G. Gherman 6309 Chickering Woods Drive Nashville, Tennessee 37215	SunTrust Mortgage, Inc. P.O. Box 105277 Atlanta, GA 30348-5277

TAX MAP-PARCEL NUMBERS: 158-09-A-025 07D 41106

1047.15

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 **Charles M. Grannan and spouse, Ann L. Grannan,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Paul M. Gherman and spouse, Carmen G. Gherman,** 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 13-A of Chickering Woods, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 6250, page 380 and further set out as Exhibit "D" to the Master Deed of record in Book 6521, page 647, and amended in Book 6912, page 132, said Register's Office, to which source reference is hereby made for a 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 Charles M. Grannan and spouse, Ann L. Grannan, by deed from Edwin J. Lilly and spouse, Charlene M. Lilly, of record in Book 9685, page 282, said Register's Office.

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 6521, Page 647 and amended in Book 6912, Page 132, said Register's Office, and to the matters set forth in the referenced Condominium Plan of record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust to Third National Bank in Nashville, of record in Book 9685, page 285, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred unto the said Grantee.

This instrument is executed on behalf of Charles M. Grannan by Ann L. Grannan 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: 6309 Chickering Woods Drive, Nashville, Tennessee 37215

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 17th day of June, 1996.

Charles M. Grannan

Charles M. Grannan, By: Ann L. Grannan, Atty-In-Fact

Ann L. Grannan

Ann L. Grannan

State of Tennessee
County of Davidson

On this 17th day of June, 1996, before me the undersigned authority, personally appeared **Ann L. Grannan**, 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.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires 9/18/99

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: $ 279500.00

Ann L Grannan
Affiant

Sworn and subscribed before me on the 17th day of June, 1996.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires 9/18/99

Notary Public

10101 407

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 **Ann L. Grannan**, 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 **Charles M. Grannan**, 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 17th day of June, 1996.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: My Commission Expires 9/18/99

EXHIBIT "A"
To
WARRANTY DEED

FROM: Charles M. Grannan and Ann L. Grannan

TO: Paul M. Gherman and Carmen G. Gherman

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.

Ann L. Grannan

Ann L. Grannan, Affiant

Sworn to and subscribed before me this

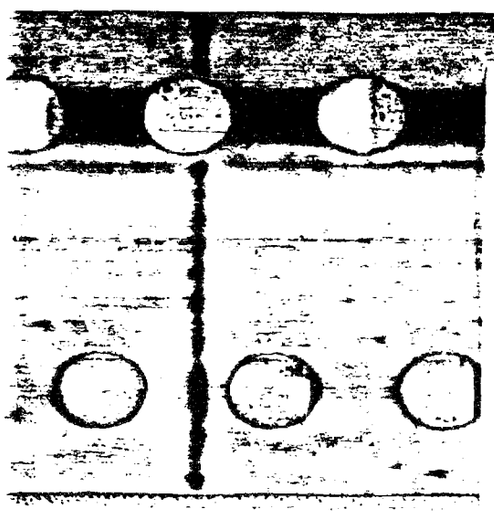
17th day of June, 1996.

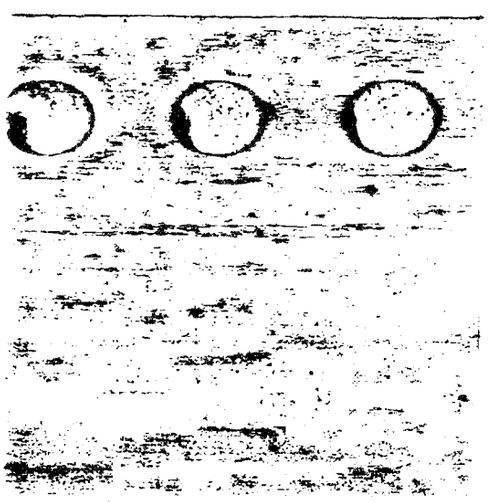
Notary Public

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:

My Commission Expires 9/18/99





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

RECEIVED OF _____

FOR _____

BOOK 10101 PG 408

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	
				297500.00
			ERR CO	
			CAMT	
				297500.00-
			CAMT	
				279500.00
			CON TX	1034.15
			PRFEE	1.00
			WDEED	12.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

BANK 1047.15
CHECK 1047.15

06/27/96 01 15:24 0001 8694

0197559
IDENTIFICATION REFERENCE

96 JUN 27 PM 3:19
REGISTER
DAVIDSON COUNTY, TN.

No. 1056447