BK/10103/696

0199926

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

W & I Ref: (cmw) Title No: 37996
Dav. Co. File: Box 8

98 JUL -3 AM 11:04

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Theda E. Young<br>420 Elysian Fields Road, E-3<br>Nashville, TN 37211 | Diane L. Wilde<br>3325 Milbridge Drive<br>Antioch, TN 37013 |

**TAX MAP-PARCEL NUMBERS: 133-14-A-61 06DA 58566**

# *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 **Diane L. Wilde, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Theda E. Young,** 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. E-3 of Oakcrest Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Master Deed of record in Book 5200, page 413, said Register's Office, 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 Diane L. Wilde, by deed from A. Ray Wheeler, unmarried, of record in Book 6708, page 52, said Register's Office.

**Description Reference:** Described according to (or by reference to) the recorded subdivision Plan.

Seller covenants to pay the 1996 real property taxes when due and payable.

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 5884, Page 960 and amended in Book 9559, page 939, said Register's Office, and to the matters set forth in the referenced Condominium Plan of record.

**This is improved property, known as:** 420 Elysian Fields Road, E-3, Nashville, TN 37211

**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 2nd day of July, 1996. BOOK 10109 PAGE 697

Diane L. Wilde

**Diane L. Wilde**

**State of Tennessee**
**County of Davidson**

On this 2nd day of July, 1996, before me the undersigned authority, personally appeared **Diane L. Wilde**, 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: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. 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: $ 33000.00

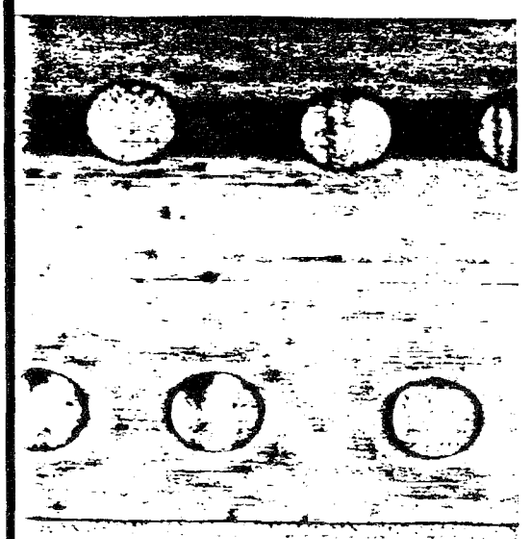
Affiant

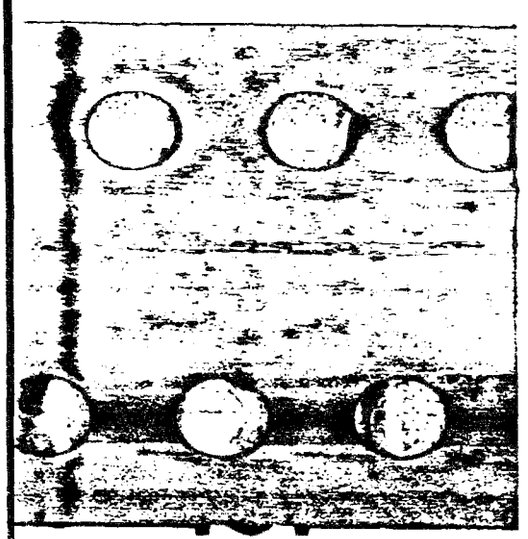
Sworn and subscribed before me on the 2nd day of July, 1996.

Notary Public

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

131.10





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

RECEIVED OF _____

FOR _____

BOOK 10109 PG 698

| | | |
|---|---|---|
| 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 33000.00 |
| | | | | CON TX 122.10 |
| | | | | PRFEE 1.00 |
| | | | | MDEED 8.00 |
| | | | | TOTAL 131.10 |
| | | | | CHECK 131.10 |
| | | | 07/03/96 01 | 11:06 0001 1240 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0199926
IDENTIFICATION REFERENCE

96 JUL -3 AM 11:06
REGISTER
DAVIDSON

No. 1058970