BOOK 10115 PG 111

B435

WARRANTY DEED

File No: 00279910

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jeffery L. Woods	First American	Map 104-11-K
[NAME]	[NAME]	
2118 Fairfax Avenue, #2	550 Metroplex Blvd.	Parcel 2
[STREET ADDRESS OR ROUTE NUMBER]	[STREET ADDRESS]	
Nashville, TN 37212	Nashville, TN 37211	
[CITY] [STATE] [ZIP]	[CITY] [STATE] [ZIP]	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------($10.00) Dollars, cash in hand paid by Grantee(s) and other good and valuable consideration accepted as cash the receipt and sufficiency of which are hereby acknowledged.

Michael E. Niedermeyer and wife, Virginia H. Williams

have this day bargained and sold, and do hereby transfer and convey unto the said Jeffery L. Woods and wife, Lyda G. Phillips

the Grantees herein, their (successors), heirs and assigns, certain real estate in DAVIDSON County Tennessee, as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

STATE OF Tennessee
COUNTY OF Davidson

} The actual consideration or value which ever is greater, } for this transfer is $ 158,000.00

Subscribed and sworn to before me, this the 28TH day of JUNE, 19 96.

Affiant

My Commission Expires: 11/10/97 [Affix Seal]

Notary Public Linda V. Jones

unimproved ( )
This is improved (X) property known as 2118 Fairfax Avenue, #2, Nashville
[House Number] [Street] [P.O. Address] [City or Town]

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenants that we are lawfully seized and possessed of real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, out heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 28TH day of JUNE, 19 96, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Michael E. Niedermeyer by Virginia H. Williams Atty-in-Fact

Michael E. Niedermeyer

Virginia H. Williams,

State of Tennessee

County of Davidson

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Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Virginia H. Williams, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executes the foregoing instrument in behalf of Michael E. Niedermeyer and acknowledged that she executed the same as the free act and deed of said Michael E. Niedermeyer.

Witness my hand, at Nashville, Tennessee this 28th day of June, 1996.

Notary Public

My Commission Expires: 11-10-97

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me the undersigned, a Notary Public in and for said County and State Virginia H. Williams

the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of June, 1996.

Notary Public

Commission expires 11-10-97

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH B. PITT, JR., ATTORNEY
315 DEADERICK STREET, SUITE 105
NASHVILLE, TN 37238-0105

WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor - First American Center
Phone 225-4631
NASHVILLE, TENNESSEE 37238

Exhibit "A"

Land in Davidson County, Tennessee, being Unit No. 2 on the Plan of Fairfax Square, a Horizontal Property Regime, as established by a Master Deed of record in Book 6506, page 1, the Plat of which is found of record in Book 6506, pages 42, 43 and 44, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

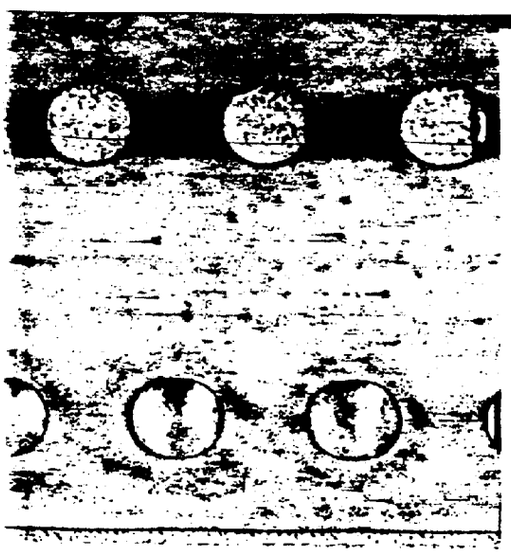
Being the same property conveyed to Michael E. Niedermeyer and wife, Virginia H. Williams, by deed from Fairfax Square, a Joint Venture, of record in Book 6613, page 95, Register's Office for Davidson County, Tennessee.

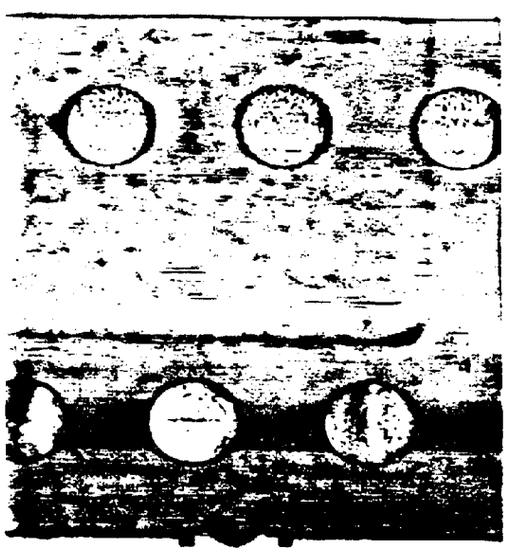
M.E.N. by Virginia H. Williams Atty-in-Fact

V.H.W.

0201642
IDENTIF. & REFERENCE

93 JUL -9 AM 11:45





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
158000.00
CON TX 584.60
PRFEE 1.00
WDEED 12.00
TOTAL 597.60
CHECK 597.60

07/09/96 01 11:52 0001 3108

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0201642
IDENTIF. ↑ REFERENCE

96 JUL -9 AM 11:45

REGISTER
DAVIDSON COUNTY, TN.

No. 1060814