This instrument prepared by:
Richard A. Jones,
EVANS, JONES & REYNOLDS
1810 First Union Tower
150 Fourth Avenue North
Nashville, TN 37219-2424

**WARRANTY DEED**

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NO.: |
|---|---|---|
| Lois Karen Cantrell<br>246 White Bridge Road<br>Unit No. C-5<br>Nashville, TN 37209 | Jennifer Rybolt<br>2929 Selena Drive, A-13<br>Nashville, TN 37211 | 103-6-A-23 |

For and in consideration of the sum of ten and 00/100 ($10.00) dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Jennifer Rybolt, a single person, have bargained and sold, and by these presents do transfer and convey unto Lois Karen Cantrell, 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. C-5 of Dunham's Station Condominium created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6697, Page 901, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plan of Dunham's Station Condominiums as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such unit.
>
> Being the same property conveyed to Jennifer Butler, a single person, by deed from Resolution Trust Corporation as Receiver for Metropolitan Federal Savings and Loan Association, F.A., of record in Book 9560, Page 404, Register's Office for Davidson County, Tennessee. The said Jennifer Butler and Jennifer Rybolt being one and the same person.

This is improved property known as Unit No. C-5, 246 White Bridge Road, Nashville, Tennessee, 37209.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Lois Karen Cantrell, her heirs and assigns, forever. And I do covenant with the said Lois Karen Cantrell 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, except as set out in Exhibit A attached hereto.

And I, Jennifer Rybolt, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Lois Karen Cantrell, her heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 29th day of July, 1996.

Jennifer Rybolt

Jennifer Rybolt

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said state and county, the within named Jennifer Rybolt, a single person, the Bargainor, 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 29th day of July, 1996.

Richard A. Jones
Notary Public

My commission expires: 1-20-99

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $39,000.00.

Date: July 29, 1996

Lois K. Cantrell
Affiant

Richard A. Jones
Notary Public

My commission expires: 1-20-99

96 JUL 30 AM 9:33
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

0208650
IDENTIF. ↑ REFERENCE

**EXHIBIT A**

1. Davidson County taxes for 1966 have been prorated and assumed by the buyer;

2. Matters shown on the Plan of record in Book 2330, Page 95, said Register's Office;

3. Restrictive covenants contained in instrument of record in Book 2541, Page 577, said Register's Office;

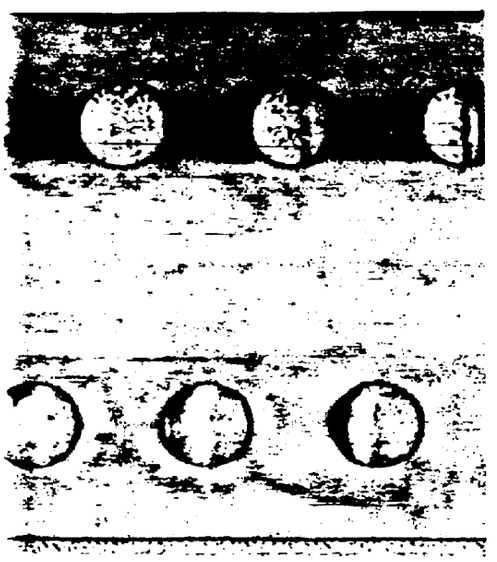
4. The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the by-laws for the administration thereof; also subject to 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 limitation all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Dunham's Station Condominium, of record in Book 6697, Page 901, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto of record in Book 6697, Page 939, said Register's Office;

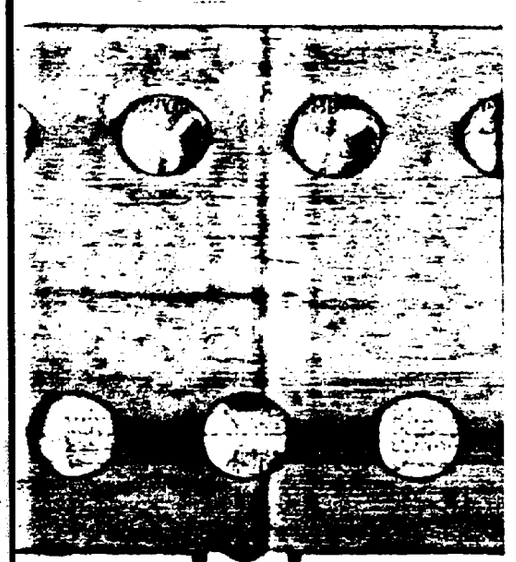
5. Subject to the liens of any unpaid assessments and/or special assessments;

6. Rights of others in and to the common elements.

228700pd.001

0712 07/30 0101 03CHECK 157.30





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

RECEIVED OF _____

FOR _____

BOOK 10136 PG 810

| | | |
|---|---|---|
| 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 39000.00 |
| | | | | CON TX 144.30 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 12.00 |
| | | | | TOTAL 157.30 |
| | | | | CHECK 157.30 |
| | | | 07/30/96 01 | 09:34 0001 0712 |

0208650 IDENTIF. ↑ REFERENCE

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96 JUL 30 AM 9:38
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1068309