0208655

IDENTIF. ↑ REFERENCE

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

96 JUL 30 AM 9:36

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (cmw) Title No: 38026
Dav. Co. File: Box 8

BOOK 10136 PG 820

ADDRESS NEW OWNER:	RESPONSIBLE FOP TAX PAYMENT:
Alan Mittelsdorf 2601 Hillsboro Pike, E-1 Nashville, TN 37212	FT Mortgage Companies dba First Tenessee Mortgage Company, Inc. P.O. Box 146 Memphis, TN 38101

TAX MAP-PARCEL NUMBERS: 117-03-B-064 07DA 80126

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 **Brian O'Donohue and spouse, Kathleen M. O'Donohue,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Alan Mittelsdorf, unmarried,** 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-1 of The Villager, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, page 201, Register's Office for said County, 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 Brian O'Donohue and spouse, Kathleen M. O'Donohue by deed from Sam L. Russell, a single person, of record in Book 9564, page 214, Register's Office for Davidson County, Tennessee.

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

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 5435, Page 665 and corrected in Book 5487, page 967, said Register's Office, and to the matters set forth in the referenced Condominium Plan of record.

This instrument is executed on behalf of Kathleen M. O'Donohue by Brian O'Donohue 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: 2601 Hillsboro Pike, E-1, Nashville, TN 37212

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.

BOOK 10136 PG 821

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 29th day of July, 1996.

Brian O'Donohue

Kathleen M. O'Donohue, By: Brian O'Donohue, Atty-In-Fact

State of Tennessee
County of Davidson

On this 29th day of July, 1996, before me the undersigned authority, personally appeared **Brian O'Donohue**, 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: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 44000.00

Affiant

Sworn and subscribed before me on the 29th day of July, 1996.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public

BOOK 10136 PG 822

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 **Brian O'Donohue**, 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 **Kathleen M. O'Donohue**, 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 29th day of July, 1996.

Notary Public

My Commission Expires:_____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

EXHIBIT "A"
To
WARRANTY DEED

FROM: Brian O'Donohue and Kathleen M. O'Donohue

TO: Alan Mittelsdorf

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.

Brian O'Donohue, Affiant

Sworn to and subscribed before me this

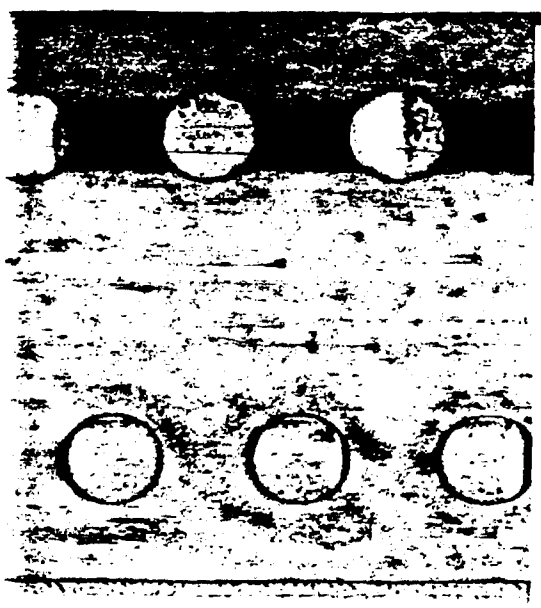
29th day of July, 1996.

Notary Public

My Commission Expires:_____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

0717 07/30 0101 03CHECK 175.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

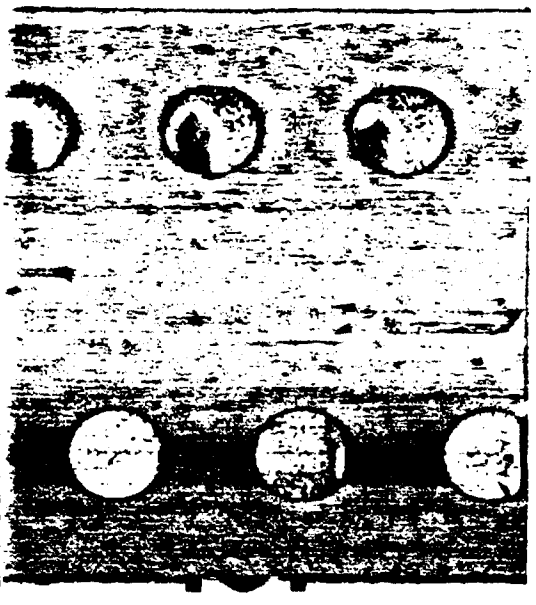
RECEIVED OF _____

FOR _____

BOOK 10136 PG 823

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 44000.00
CON TX 162.80
PRFEE 1.00
WDEED 12.00
TOTAL 175.80
CHECK 175.80

07/30/96 01 09:37 0001 0717

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0208655
IDENTIF. ↑ REFERENCE

96 JUL 30 AM 9:36

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1068314