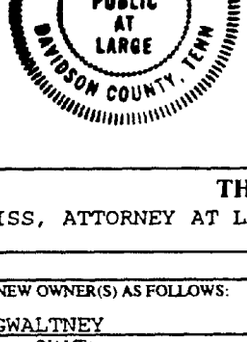
BK 19E
96-8-19A

BK 10153 PG 569

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 118,995.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF August 19 96

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JACK D. GWALTNEY	"NEW OWNERS"	MAP 104-09-0-K
(NAME)	(NAME)	
4033 Lancashire		PARCEL 110.00
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		FB 26W-10061
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE~~ I JEFF DONALD GWALTNEY, A MARRIED PERSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JACK D. GWALTNEY AND WIFE, ETHELENE GWALTNEY

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 110, The Montclair, as described in the Master Deed establishing Horizontal Property Regime of The Montclair, of record in Book 7332, Page 380, Register's Office for Davidson County, Tennessee, and as amended by instrument of record in Book 7902, Page 113, said Register's Office, together with an undivided interest in the common elements appurtenant to such Unit, as described in said Master Deed, as amended.

BEING the same property conveyed to JEFF DONALD GWALTNEY, A MARRIED PERSON, by Deed from JACK D. GWALTNEY AND WIFE, ETHELENE GWALTNEY, of record in Book 8436, Page 696, Register's Office for Davidson County, Tennessee.

THE LEGAL DESCRIPTION CONTAINED HEREIN IS THE SAME AS IN THE PREVIOUS DEED.

THIS conveyance is subject to terms and provisions of the Master Deed, including the Plan of Condominium Units, the By-Laws and the other exhibits attached thereto, of record aforesaid and as amended, said Register's Office; restrictive covenants as contained in the Deed of record in Book 6846, Page 838, said Register's Office; any and all easements, if any, and rights-of-way for public utilities applicable to this property; and taxes for the current year which have been assumed by the Grantor(s) herein.

CONTINUED

This is improved (X) unimproved ( ) property, known as 3818 West End Avenue, Unit 110, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 hand s this 15th day of August 1996

JEFF DONALD GWALTNEY

KAREN JEAN GWALTNEY

DCTN01WC

BK 10158 PG 570

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 JEFF DONALD GWALTNEY AND WIFE, KAREN JEAN GWALTNEY *
*KAREN J. HERNSTON-GWALTNEY (one and the same person)

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 15th day of August 1996.

Commission expires July 24, 1999

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

KAREN JEAN GWALTNEY, spouse of the above named Jeff Donald Gwaltney, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

THIS TRANSACTION HAS BEEN CLOSED BY PETER WEISS, ATTORNEY AT LAW, BASED UPON VERBAL INFORMATION AND DIRECTIONS FROM THE RESPECTIVE PARTIES. THE PARTIES ACKNOWLEDGE AND UNDERSTAND THAT THE CLOSING AGENT HAS RELIED ON INFORMATION PROVIDED TO IT AND DOES NOT REPRESENT THE ACCURACY THEREOF.

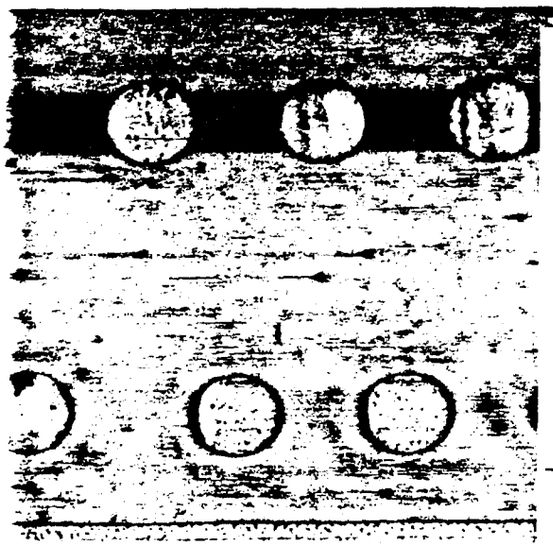
KAREN JEAN GWALTNEY AND KAREN J. HERNSTON-GWALTNEY ARE ONE AND THE SAME PERSON

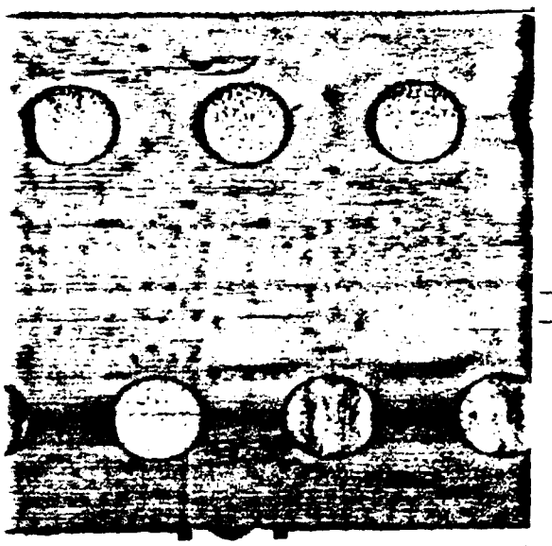
7807 08/15 0101 03CHECK 449.29

96 AUG 16 PM 12:56
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

02152234
IDENTIFICATION REFERENCE

DCTN01WC





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

RECEIVED OF _____

FOR _____

BOOK 10158 PG 571

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 118995.00
CON TX 440.29
PRFEE 1.00
WDEED 8.00
TOTAL 449.29
CHECK 449.29

08/16/96 01 13:01 0001 7807

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0215234
IDENTIF. ↑ REFERENCE

96 AUG 16 PM 12:58
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1020371