0215379 Book 36 Pg 6

IDENTIF. & REFERENCE

THIS INSTRUMENT PREPARED BY:
J. Michael Morgan
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375

96 AUG 16 PM 3:54

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

WARRANTY DEED

BOOK 10159 PG 95

Name and Address of New Owner: **Margaret Faye Jones** **215 Wynbrook Court** **Nashville, Tennessee 37221**
Send Tax Bills To: **SunTrust Mortgage, Inc.** **P.O. Box 100100** **Atlanta, Georgia 30348**
Street Address of Subject Property: **Map-Parcel No:** **215 Wynbrook Court** **Map 147-7-D** **Nashville, Tennessee 37221** **Parcel 215.00**

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **BRUCE A. GRIFFY, AN UNMARRIED PERSON,** hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **MARGARET FAYE JONES,** hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED HEREWITH AND INCORPORATED HEREIN BY REFERENCE

The conveyance of the above described parcel of land is subject to the following:

1. 1996 Metropolitan Davidson County taxes which have been prorated between the parties and assumed by the Grantees;

2. Master Deed with By-Laws appended thereto of record in Book 7285, page 918, as amended in Book 7507, page 271, Register's Office for Davidson County, Tennessee;

3. Restrictive Covenants of record in Book 6519, page 458, Book 6529, page 560, Book 7037, page 683, Book 7470, page 130 and Book 7550, page 809, said Register's Office.

4. All matters contained in the Plan of record shown as Exhibit "C" to the Master Deed of record in Book 7507, page 276, said Register's Office.

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, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized 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; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 my hand this 15th day of August, 1996.

BRUCE A. GRIFFY

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

On this 15th day of August, 1996, before me personally appeared Bruce A. Griffy, an unmarried person, to me known to be the person(s) described in, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.

Notary Public

My Commission Expires: 6/26/97

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater for this transfer is $93,000.00.

AFFIANT

Subscribed and sworn to before me, this the 15th day of August, 1996.

NOTARY PUBLIC

My Commission Expires: 6/26/97

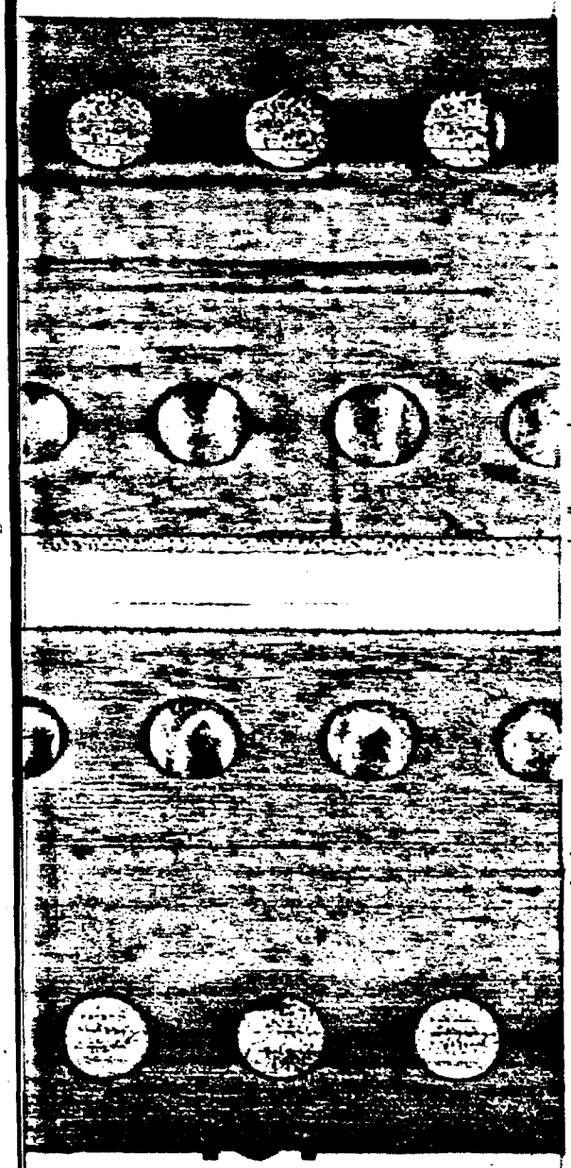
EXHIBIT "A"

BOOK 10159 PG 97

Land in Davidson County, Tennessee, being Unit No. 215 of Wynbrook Condominiums created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated and as established by a Master Deed of record in Book 7285, page 918, and as amended in Book 7507, page 271, Register's Office for Davidson County, Tennessee, together with the individed percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the plat of Wynbrook Condominiums, as shown on the Exhibit "C" to the Amendment to the Master Deed of record in Book 7507, page 276, in said Register's Office, for a more complete identification and description of said Unit.

Being the same property conveyed to Bruce A. Griffy, Unmarried, by deed from Sally Lewis Collier, Unmarried, of record in Book 9753, page 816, Register's Office for Davidson County, Tennessee.

7954 08/16 0101 03CHECK 357



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

RECEIVED OF _____

FOR _____

BOOK 10159 PG 98

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 93000.00
				CON TX 344.10
				PRFEE 1.00
				MDEED 12.00
				TOTAL 357.10
				CHECK 357.10
			08/16/96 01	15:57 0001 7954

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0215379
IDENTIF. # REFERENCE

96 AUG 16 PM 3:54
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1020518