0216171

IDENTIFICATION REFERENCE

Mail

This instrument prepared by:
Thomas N. Jones, Attorney
339 Main Street
Franklin, TN 37064

BOOK 10161 PG 385

96 AUG 20 AM 10:29

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Doug Rudder & Laura D. Rudder 1300 Massman Drive Nashville, TN 37217	same	107-14-0-A-018.00CO

WARRANTY DEED

For and in 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, I, **Betty Litchfield,** unmarried, hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **Doug Rudder and wife, Laura D. Rudder,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Described land in Davidson County, Tennessee, being a part of the plan of Copperfield Terrace Condominiums, as of record in Book 6250, page 50, Register's Office for said County, the part hereby described by the Master Deed establishing a Horizontal Property Regime with respect to Copperfield Terrace Condominiums, of record in Book 6326, page 790, said Register's Office.
>
> Being the same property conveyed to Betty Litchfield by deed from Jack Kemp, Secretary of Housing andUrban Development of Washington DC of record in Book 8716, page 807, Register's Office of Davidson County, Tennessee.
>
> Subject to the following restrictions and conditions:
>
> 1. 1996 Taxes are a lien, but not yet due and payable.
> 2. All matters on the Plan of record in Book 6250, page 50, said Register's Office.
> 3. Master Deed of record in Book 6326, page 790, said Register's Office.
> 4. By-Laws of Homeowners Association of record in Book 6326, page 828, said Register's Office.
> 5. Subject to any and all building and zoning regulations of City, County and State.
> 6. Subject to notes on the Plan of record.

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 I COVENANT with the said Grantees that I am lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND I FURTHER covenant and bind myself, my 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.

This improved property is known as: 1300 Massman Drive, Nashville, TN 37217.

WITNESS OUR HANDS THIS 16TH DAY OF AUGUST, 1996 IN FRANKLIN, TENNESSEE.

Betty L. Litchfield
BETTY LITCHFIELD

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary for said State and County, **Betty Litchfield,** the within named bargainor with whom I am personally acquainted and who acknowledge that she executed the foregoing instrument for the purposes therein contained.

Witness my hand this 16th day of August, 1996 in Franklin, Tennessee.

Michelle W. Wells
NOTARY PUBLIC

My Commission Expires: 1-3-98

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $48,000.00.

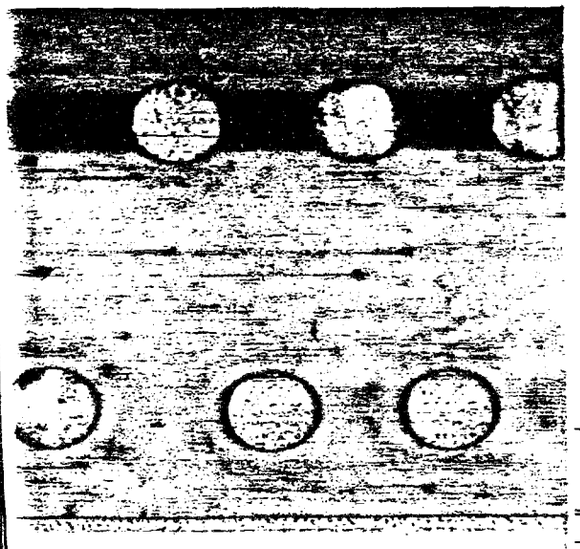
Doug Brooks
AFFIANT

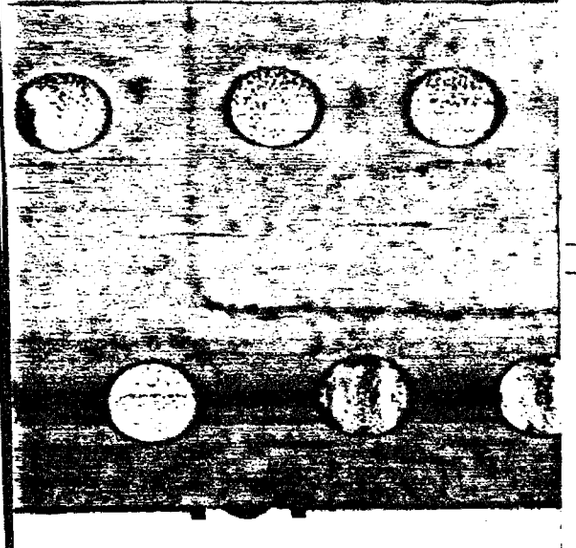
Sworn to and subscribed to me, the undersigned, this 16th day of August, 1996, in Franklin, Tennessee.

Michelle W. Wells
NOTARY PUBLIC

My Commission Expires: 1-3-98

96120 0101 03CHECK





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

RECEIVED OF _____

FOR _____

BOOK 10161 PG 387

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 48000.00
				CON TX 177.60
				PRFEE 1.00
				WDEED 8.00
				TOTAL 186.60
				CHECK 186.60
			08/20/96 01	10:34 0001 8783

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02161711 IDENTIF. # REFERENCE

96 AUG 20 AM 10:30

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1021341