Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #96-1151

BOOK 10170 PG 2

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 **Holly K. Madrigal,** and husband **Jim Madrigal**, and **Wayne B. Hawkersmith** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Linda L. Varner, 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 certain condominium apartment in Davidson County, Tennessee, being Unit No. 122 on the plan of condominium site of Highland Villa Condominium, it's Horizontal Property Regime having been established by Master Deed of record in Book 7278, Page 312, amended in Book 7347, Page 717, Book 7352, Page 630, Book 7467, Page 850, Book 7470, Page 153, and in Book 7600, page 361, all in the Register's Office for said County, to which Plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Holly K. Hawkersmith and Wayne B. Hawkersmith by deed of record in Book 9139, Page 836, and re-recorded in Book 9158, Page 672, RODC. Holly K. Madrigal, who acquired title as Holly K. Hawkersmith, having since married Jim Madrigal. Jim Madrigal joins in the execution of this document to convey any marital interest he may have.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

0218938
IDENTIF. ↑ REFERENCE

96 AUG 28 AM 10:06
REGISTER
DAVIDSON COUNTY, TN.

This is improved property, known as: 122 Highland Villa Drive, Nashville, TN 37211

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 covenant with the said Grantee that Grantor is lawfully seised and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. 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. 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 THE EXECUTION HEREOF this 23rd day of August, 1996

Holly K. Hawkersmith Madrigal
Holly K. Madrigal

Jim Madrigal
Jim Madrigal

Wayne B. Hawkersmith
Wayne B. Hawkersmith

Holly K. Hawkersmith Madrigal
by Holly K. Madrigal, Atty in Fact

State of Tennessee)
County of Davidson)

On this the 23rd day of August, 1996, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Holly K. Madrigal, individually and as Attorney in Fact for Wayne B. Hawkersmith, and Jim Madrigal**, the bargainor(s), 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.

Notary Public

My Commission Expires: May 23, 1998

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$110,000.00**.

Affiant

Sworn and subscribed before me on this the 23rd day of August, 1996.

Notary Public

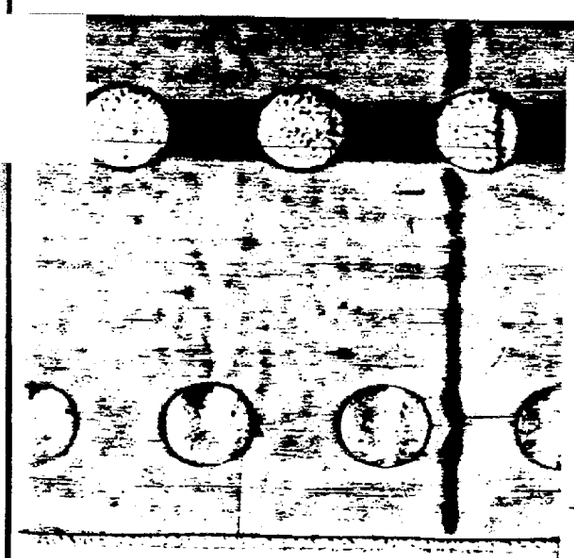
My Commission Expires: May 23, 1998

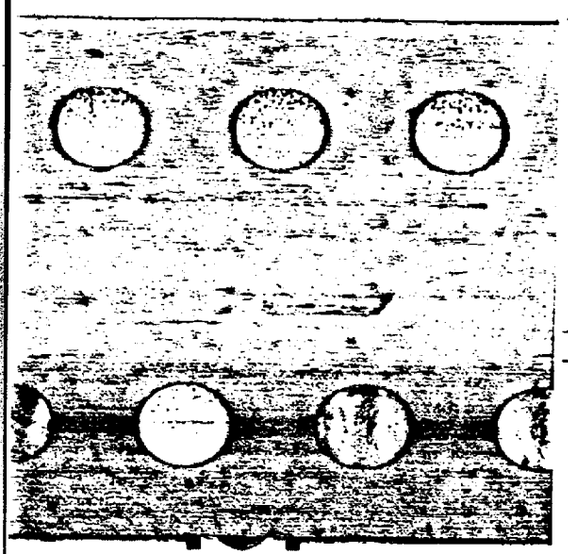
NEW OWNER:
Linda L. Varner
122 Highland Villa Drive
Nashville, TN 37211

RESPONSIBLE FOR TAX PAYMENT:
NationsBanc Mortgage
2059 Northlake Parkway
Tucker, GA 30084

TAX MAP-PARCEL #:
161-14-B-122CO

08/28 0101 03CHECK 415.0





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

RECEIVED OF _____

FOR _____

BOOK 10170 PG 4

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

WDEED
110000.00
VOID
WDEED
110000.00-
CAMT
110000.00
CON TX 407.00
PRFEE 1.00
[illegible] 8.00
TOTAL 416.00
CHECK 416.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/28/96 01 10:11 0001 1712

0218938
IDENTIF. ↑ REFERENCE
96 AUG 28 AM 10:06
REGISTER
DAVIDSON COUNTY, TN.

No. 1024247