0222900

IDENTIFICATION REFERENCE

PICK-UP

THIS INSTRUMENT PREPARED BY:
Patricia A. Montgomery (#016220)
WESTLAKE & MARSDEN, P.C.
SunTrust Center
424 Church Street, Suite 1400
Nashville, TN 37219
(615) 726-3400

96 SEP -9 PM 3:36

REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

BOOK 10184 PG 46

New Owner/Address	Send Tax Bills To:	Map-Parcel Numbers
William T. Thomas Jean C. Thomas 1276 Massman Drive Nashville, TN 37217	SAME	Map 107-14-0A Parcel No. 30

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater for this transfer is Forty Eight Thousand ($48,000) Dollars.

Patricia Montgomery
AFFIANT

Notary Public

My Commission Expires: 7-22-2000

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, WILBUR C. (JOSH) WILDER ("GRANTOR"), has bargained and sold, and by these presents does transfer and convey unto W. T. THOMAS and wife, JEAN C. THOMAS ("GRANTEES"), their heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, and described as follows:

> 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 Davidson County, Tennessee, the part hereby described follows:
>
> Being Unit No. 30 on the Plan as shown in and described in 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 Wilbur C. Wilder by deed from Carson C. Driver, Jr. and wife, Doris B. Driver, of record in Book 6412, page 591, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to taxes for 1996, which have been prorated between the parties and are to be paid by the GRANTEES when the same become due. Taxes for subsequent years must be the responsibility of GRANTEES.

The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in T.C.A. § 66-27-101, *et seq.*, and is subject to the provisions and requirements thereof. This conveyance is further subject to the easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon.

This conveyance is also subject to all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Copperfield Terrace Condominiums of record in Book 6326, page 790, and the By-Laws appended thereto of record in Book 6326, page 838, Register's Office for Davidson County, Tennessee.

This is improved property known as 1276 Massman Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD the aforesaid unit and undivided interest with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs and assigns forever.

And GRANTOR does covenant with GRANTEES that he is lawfully seized and possessed of the property in fee simple, has a good and lawful right to convey it, and warrants that the property is unencumbered, except as set forth above.

And GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the land to Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 5th day of September, 1996.

Wilbur C. (Josh) Wilder

WILBUR C. (JOSH) WILDER

MILLIE A. WILDER, wife of WILBUR C. (JOSH) WILDER, joins in this conveyance for the purpose of conveying to Grantees any and all her marital rights, title and interest in the property.

Millie A. Wilder

MILLIE A. WILDER

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 WILBUR C. (JOSH) WILDER, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, TN this 5th day of September, 1996.

NOTARY PUBLIC

My Commission Expires: 3-21-98

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 MILLIE A. WILDER, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, TN this 5th day of September, 1996.

NOTARY PUBLIC

My Commission Expires: 3-21-98

C:\WP\MHW\1367.01\WARRANTY.DED

5979 09/09 0101 03CHECK 190.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10184 PG 49

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	12.00
			TOTAL	190.60
			CHECK	190.60
09/09/96	01	15:36 0001	5979	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0222900
IDENTIF. ↑ REFERENCE

96 SEP -9 PM 3:
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1028460