0226357

BOOK 10194 PG 178

IDENTIF. & REFERENCE BOX 15

THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219

96 SEP 17 PM 3:54

FELIX A. NELSON II REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

Name and Address of New Owner:
Ronald M. Clabough
3901 Whitland Avenue, #16
Nashville, TN 37205

Send Tax Bills To:
Guaranty Trust Company
726 South Church Street
Murfreesboro, TN 37130

Street Address of Subject Property:
3901 Whitland Avenue #16
Nashville, Tn 37205

Map Parcel:
103-16-E-16.00

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, **PHYLLIS ANN SELLEY OWEN "GRANTOR"** has bargained and sold, and by these presents do transfer and convey unto RONALD **M. CLABOUGH,** unmarried **his heirs and assigns,** a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being Unit No. 16 as shown on the Plat of Whitland Place Condominium, as of recrod in Book 5200, page 597, Register's Office for Davidson County, Tennessee, together with an undivided 2.85% interest in the cmmon elements of The Whitland Place Homeowners' Association, as described in Book 6131, 722, et seq., Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Phyllis Ann Selley, by deed from FMS, Inc., a Tennessee corporation, as of record in Book 8592, page 194, Register's Office for Davidson County, Tennessee.

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

1. Restrictions of record in Book 6350, page 824, Register's Office; Master Deed in Book 6131, page 722 and By-Laws of record in Book 6131, page 753, Register's Office for Davidson County, Tennessee.

2. All matters shown on the recorded plan of record in Book 5200, page 597, Register's Office for Davidson County, Tennessee.

BOX 15

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3. 1996 Taxes, a lien but not yet due and payable.

4. Limitations and Conditions imposed by the Horizontal Property Act as set out in Tennessee Code Annotated, Sec. 64-2701, et seq.

Donald J. Owen, husband of Phyllis Ann Selley Owen joins in this instrument for the purpose of conveying any and all right, title and interest he may have in the property by virtue of marriage.

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 GRANTOR does covenant with the said GRANTEES that it 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 itself, its heirs, successors, assigns 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 hands this 12th day of September, 1996.

Donald J. Owen

Phyllis Ann Selley Owen

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Donald J. Owen and wife, Phyllis Ann Selley Owen, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 12th day of September, 1996.

Notary Public

My comission expires:

MADGE A. FLY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE
Madge A. Fly
My Commission Expires
July 24, 1999
STATE OF TENNESSEE

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater for this transfer is $61,000.00.

Affiant

Subscribed and sworn to before me, this the 13th day of September, 1996.

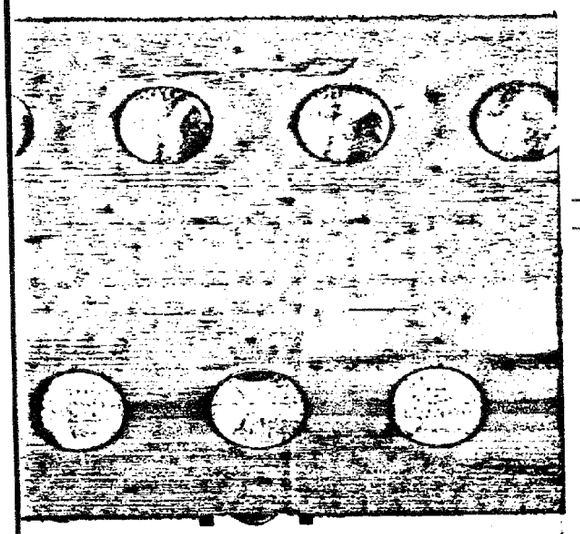
NOTARY PUBLIC
My commission expires: 5/7/97

JEAN WESTBROOK NOTARY PUBLIC AT LARGE DAVIDSON

96 SEP 17 AM 9:48

CHECK





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

RECEIVED OF _____

FOR _____

BOOK 10194 PG 180

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 61000.00
				CON TX 225.70
				PRFEE 1.00
				WDEED 8.00
				TOTAL 234.70
				CHECK 234.70
09/17/96	01			15:56 0001 9660

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0226357
IDENTIF. ↑ REFERENCE

96 SEP 17 PM 3:54
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1032096