BK 10195 PG 919

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (jc) Title No: 38236
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Bernice Esstman 3901 West End Ave. #402 Nashville, TN 37205	SAME

TAX MAP-PARCEL NUMBERS: 103-16-A-006

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 **Anna K. Stein, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Bernice Esstman, 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:**

UNIT No. 402 of Rokeby, a Condominium or horizontal property regime established by master Deed of record in Book 4829, page 138, Register's Office for Davidson County, Tennessee, as amended in Book 4983, page 98, and Book 5096, page 409, Register's Office for said County; and shown on a "2nd Revised Plan" of record in Book 5060, page 16, Register's Office for said County. The said Unit is more fully depicted on the Plan of the 4th Floor of Rokeby of record in Book 5060, page 143, Register's Office for said County.

TOGETHER with each and all of the rights, privileges and appurtenances thereunto belonging, as set forth in the said Master Deed and By-Laws, including without limitation such Unit's undivided percentage interest in the land and common elements, and its interest in any appurtenant limited common elements shown on the said Plan of record in Book 5060, page 143, said Register's Office. Parking Space No. 69 shown on the said "2nd Revised Plan" of record in Book 5050, page 16, Register's Office for said County, is expressly assigned as a limited common element said Unit.

BEING the same property conveyed to Anna K. Stein by deed from Wilma T. Ward, unmarried, of record in Book 9021, page 902, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 4829, Page 138, amended in Book 4983, page 98, Book 5096, page 409, Book 5459, page 179, Book 7399, page 814 and Book 9828, page 213, said Register's Office, and to the matters set forth in the referenced Condominium Plan of record.

This is improved property, known as: 3901 West End Ave. #402, Nashville, TN 37205

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 COVENANTS with the said Grantee that Grantor is lawfully seised 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.

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.

WITNESS THE EXECUTION HEREOF this 17th day of September, 1996.

Anna K. Stein

Anna K. Stein

State of Tennessee
County of Davidson

On this 17th day of September, 1996, before me the undersigned authority, personally appeared **Anna K. Stein**, 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.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 157000.00

Bernice Eastman
Affiant

Sworn and subscribed before me on the 17th day of September, 1996.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public

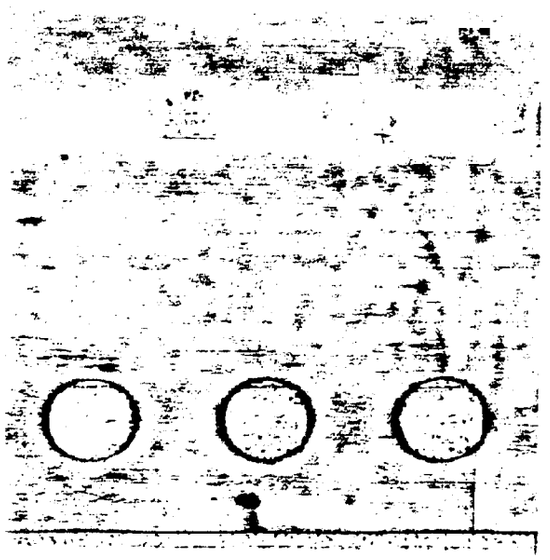
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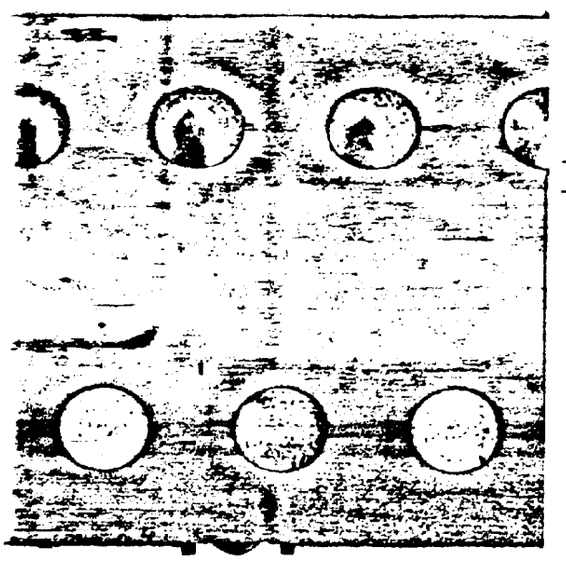
IDENTIFICATION REFERENCE

96 SEP 19 AM 9:58

ELLIA A. WILKINS REGISTER
DAVIDSON COUNTY, TN.

0240 09/19 0101 03CHECK 589.90





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10195 PG 921

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	
				157000.00
			CON TX	580.90
			PRFEE	1.00
			WDEED	8.00
			TOTAL	589.90
			CHECK	589.90
09/19/96	01		10:02 0001	0240

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0226900
IDENTIF. # REFERENCE

96 SEP 19 AM 9:59
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1032666