BOOK 10227 PG 260

BOX 44

Box 44

THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $135,500.00.

Mary Jane Cook
Affiant

Subscribed and sworn to before me, this 15th day of October, 1996.

Notary Public

My Commission Expires: 11/27/99

Address New Owner As Follows: Mary Jane Cook
209 Westchase Drive
Nashville, TN 37205

Send Tax Bills To: SAME

Map-Parcel Number: 116-3F-007.00CO

0727 10/16 0101 03CHECK 510.35

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BARBARA KEITH PAYNE AND HUSBAND, RICHARD J. PAYNE,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **MARY JANE COOK,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 209 on the Plan of Westchase Condominiums, Phase I, of record in Book 5200, page 578, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Barbara Keith Payne and husband, Richard J. Payne, by deed from Fred Edwin Beemon, unmarried, of record in Book 9969, page 462, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 1996 taxes paid, which have been prorated and assumed by Grantee.

2. Master Deed establishing a Horizontal Property Regime of record in Book 6097, page 266, as amended in Book 6112, page 677 and Book 6341, page 380, and in Book 6866, page 362, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 5200, page 578, Register's Office for said County.

4. Rights of others in and to the common elements.

This is improved property known as 209 Westchase Drive, 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, her heirs and assigns, forever; and we covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 15th day of October, 1996.

IDENTIFICATION REFERENCE 02236793

96 OCT 16 PM 3:58 REGISTER DAVIDSON COUNTY TN

Barbara Keith Payne

Richard J. Payne

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BARBARA KEITH PAYNE,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of October, 1996.

Notary Public

My Commission Expires: 11/27/99

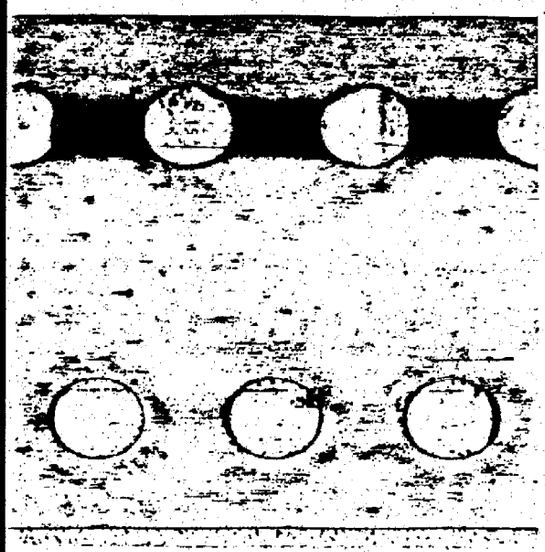
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

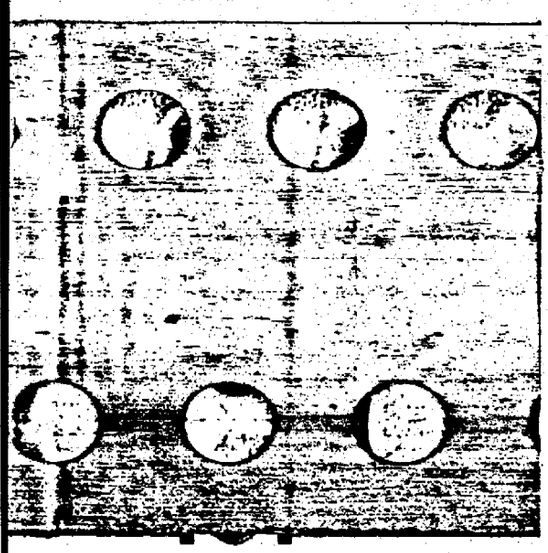
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RICHARD J. PAYNE,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of October, 1996.

Notary Public

My Commission Expires: 11/27/99





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

RECEIVED OF _____

FOR _____

BOOK 10227 PG 262

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	
				135500.00
			CON TX	501.35
			PRFEE	1.00
			WDEED	8.00
			TOTAL	510.35
			CHECK	510.35
10/16/96	01		16:01 0001	0727

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0236793
IDENTIF. & REFERENCE

95 OCT 16 PM 3:58
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

№ 1077762

No. [redacted]