Bx 58

WARRANTY DEED

BOOK 10228 PG 880

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
16th DAY OF October 19 96

Notary Public

MY COMMISSION EXPIRES: 1/29/2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

COMBOS & HIX, P. C., 315 Deaderick Street, Su. 1100, Nashville, TN 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dettie B. McClain	Countrywide Home Loans, Inc.	MAP 143-01-A
(NAME)	(NAME)	
103 Windsor Terrace Drive	400 Countrywide Way	PARCEL 103.00 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Simi Valley, CA 93065	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Laura K. Andrews

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dettie B. McClain and Larry K. McClain, both unmarried persons

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 103 of Windsor Terrace Condominiums created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as estabished by a Master Deed, of record in Book 7150, page 921, and amended in Book 7436, page 667, re-recorded in Book 7464, page 297, and further amended and further amended in Book 7661, page 40, Book 7729, page 206, and Book 7980, page 717, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the Plat of Windsor Terrace Condomiums set forth as Exhibit "C" of said Amendment to the Master Deed of record in Book 7436, page page 671, and re-recorded in Book 7164, page 301, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Laura K. Andrews, unmarried, by deed form Thomas Robert Keown and wife, Dorothy Smith Keown, of record in Book 9716, page 860, Register's Office for Davidson County, Tennessee.

The above legal description is the same as used on the prior Deed.

This conveyance is subject to 1996 taxes, paid prorated and assumed by the Grantees; The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as same is set out in Section 66-27-101 et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners, now or hereafter established on the land embracing the regime and buildings thereon, including without limitations

CONTINUED

unimproved ( )
This is improved (X) property, known as 103 Windsor Terrace Drive, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES 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 we do further covenant and bind ourselves, our heirs 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 my hand this 16th day of October 19 96

Laura K. Andrews by Marshall K. Hix, Attorney in Fact
Laura K. Andrews

STATE OF TENNESSEE
COUNTY OF

BOOK 10228 PG 881

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____day of _____ 19_____ .

Commission expires_____ _____

Notary Public

_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Marshall L. Hix

~~and~~ _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the attorney-in-fact

~~and~~ _____ ~~respectively~~ of the Laura K. Andrews

the within named bargainor, ~~and corporation~~, and that he as such attorney-in-fact

~~and~~ _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the ~~corporation, by the said~~ Laura K. Andrews by Marshall L. Hix

as such attorney-in-fact , ~~and attesting the same by the said~~

~~and~~ _____.

Witness my hand and official seal at office at Nashville, TN on this the 16th day of Octboer 19 96 .

My commission expires 11/29/2000

Notary Public

...continuation from page 1

all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained therein and above recited.

NOTE: This is not a Homestead property.

1240 10/17 0101 03CHECK 545.50

IDENTIF. # REFERENCE

96 OCT 17 PM 4:05

FELIX Z. NELSON II REGISTER
DAVIDSON COUNTY, TN.

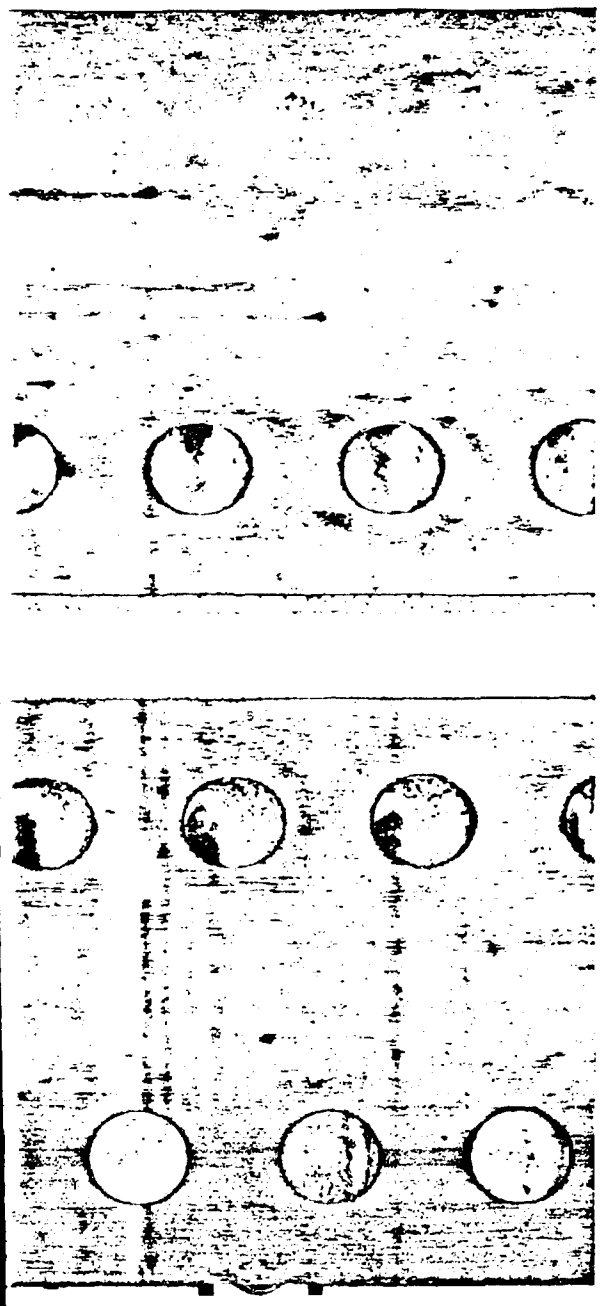
0237261

WARRANTY DEED

FROM

TO

RETURN TO:



OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10228 PG 882

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	
				145000.00
			CON TX	536.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	545.50
			CHECK	545.50
10/17/96	01	16:09	0001	1240

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0237261
IDENTIF. ↑ REFERENCE

96 OCT 17 PM 4:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

№ 1078255

No [redacted]