BOOK 10234 PG 402

0239119

IDENTIF. & REFERENCE

96 OCT 23 AM 10:18

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

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: 38319
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Karen J. Hutton 4487 Post Place, #87 Nashville, TN 37205	CTX Mortgage Company 3710 Rawlins, Ste. 1400 Dallas, TX 75219

TAX MAP-PARCEL NUMBERS: 103-15-B-164

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 **Claudia Welker, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Karen J. Hutton, 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:**

A condominium apartment in Davidson County, Tennessee, being Unit No. 164 of Lion's Head Condominium Apartments, a horizontal property regime pursuant to the Tennessee Horizontal Property Act as shown on the plan to the Master Deed of record in book 5200, page 82, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

BEING the same property conveyed to Claudia Welker, unmarried, by deed from William H. Beck, Jr. and wife, Nancy H. Beck of record in Book 6745, page 860, Register's Office for Davidson County, Tennessee.

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 5340, Page 70, Book 5340, page 121 and Book 5342, page 683, said Register's Office, and to the matters set forth in the referenced Condominium Plan of record.

This is improved property, known as: 4487 Post Place, #164, 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

heirs and assigns, against the lawful claims of all persons whomsoever.

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

Claudia Welker

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State of Tennessee
County of Davidson

On this 17th day of October, 1996, before me the undersigned authority, personally appeared **Claudia Welker**, 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.

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

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

3273 10/23 0101 03CHECK 330.90

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 87000.00

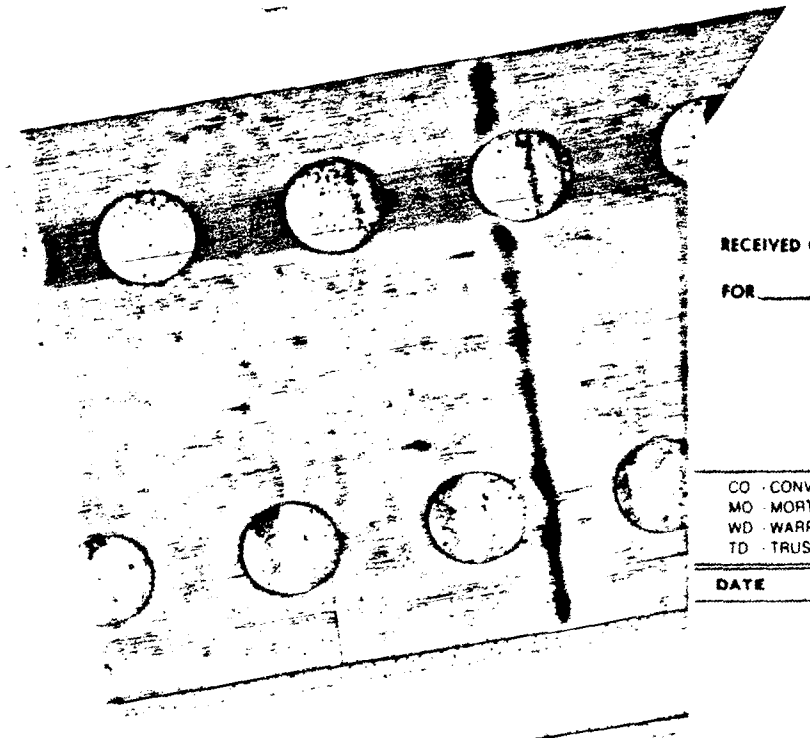
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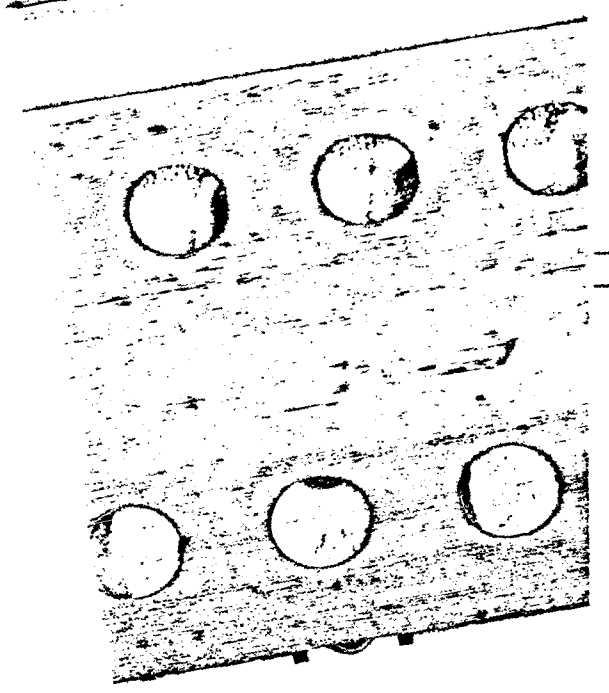
Sworn and subscribed before me on the 17th day of October, 1996.

Notary Public

My Commission Expires: _____

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





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

RECEIVED OF _____

FOR _____

BOOK 10234 PG 404

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	87000.00
DON TX	321.90
PRFEE	1.00
WDEED	8.00
TOTAL	330.90
CHECK	330.90

10/23/96 01 10:18 0001 3273

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0239119
IDENTIF. # REFERENCE

96 OCT 23 AM 10: 18
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

№ 1080254

No [redacted]