52

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 119,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF November, 19 96

Notary Public

MY COMMISSION EXPIRES: 5-16-99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 5211 Maryland Way, Suite 1060, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carolyn T. Boyd (NAME)	SAME (NAME)	131-1D-18CO
5025 Hillsboro Road, Unit #3A (ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37215 (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, Lynette A. Garbonola, an unmarried person and Janet Garbonola and husband, Louis C. Garbonola

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carolyn T. Boyd

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:

A condominium apartment in Davidson County, Tennessee, being Unit No. 18 a/k/a Unit No. 3-A of Georgetown Condominium Apartments, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, page 4, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment appurtenant undivided interest in the general and limited common elements of the Condominiums.

Being the same property conveyed to Lynette A. Garbonola, Janet Garbonola and Louis C. Garbonola by deed from Allan D. Heuerman and spouse, Sandra S. Heuerman of record in Book 10110, page 185, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ( )
This is improved (X) property, known as 5025 Hillsboro Road, Unit #3A, Nashville, Tennessee 37215
(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 4th day of November, 19 96

Lynette A. Garbonola
Lynette A. Garbonola

Louis C. Garbonola by his atty. in fact Lynette A. Garbonola
Louis C. Garbonola

Janet K. Garbonola by his atty. in fact Lynette A. Garbonola
Janet Garbonola

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lynette A. Garbonola, an unmarried person ~~and Janet Garbonola and husband, Louis C. Garbonola~~

the bargainor ____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 4th day of November 19 96.

Commission expires 5-16-99

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, ____ a Notary Public within and for the State and County aforesaid, personally appeared ____ and ____ with whom I am personally acquainted and who upon ____ oath(s) acknowledged ____ to be the ____ and ____ respectively of the ____ the within named bargainor, and corporation, and that ____ as such ____ 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 ____ as such ____, and attesting the same by the said ____ as such ____.

Witness my hand and official seal at office at ____ on this the ____ day of ____ 19____.

My commission expires ____

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

ON THIS 4TH DAY OF NOVEMBER, 1996, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED LYNETTE A. GARBONOLA, TO ME KNOWN (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT IN BEHALF OF JANET GARBONOLA AND HUSBAND LOUIS C. GARBONOLA, AND ACKNOWLEDGED THAT SHE EXECUTED THE SAME AS THE FREE ACT AND DEED OF SAID JANET GARBONOLA ND HUSBAND LOUIS C. GARBONOLA. WITNESS MY HAND AND OFFICIAL SEAL AT BRENTWOOD, TENNESSEE, THIS 4TH DAY OF NOVEMBER, 1996.

MY COMMISSION EXPIRES: 5-16-99

NOTARY PUBLIC

ALIVE AND WELL AFFIDAVIT

BOOK 10251 PG 139

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON) to wit:

This day appeared before me, the undersigned, a Notary Public in and for the jurisdiction aforesaid, Lynette A. Garbonola, who made oath as follows:

1. That by appointments dated October 31, 1996 , which are to be recorded in the Register's Office for Davidson County, Tennessee, prior to the recordation of this document, Lynette A. Garbonola was appointed as attorney-in-fact for Janet Garbonola and Louis C. Garbonola , ("Principal") for the purposes set out therein.

2. That the said Principal is alive at the time of the execution of the Warranty Deed in their behalf to which this affidavit is attached and any other loan documents, and further that they have not, or had not, at the time of doing any act pursuant to the power of attorney, received actual knowledge or actual notice of the revocation or termination of the powers of attorney, by death, disability or otherwise, or notice of any facts indicating the same.

Given under my hand this 4th day of November, 1996.

Lynette Garbonola
Lynette Garbonola

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, in the State of Tennessee, do certify that Lynette Garbonola whose name is signed to the foregoing writing bearing date of November 4, 1996, has acknowledged and sworn to the same before me in my jurisdiction aforesaid.

Given under my hand this 4th day of November, 1996.

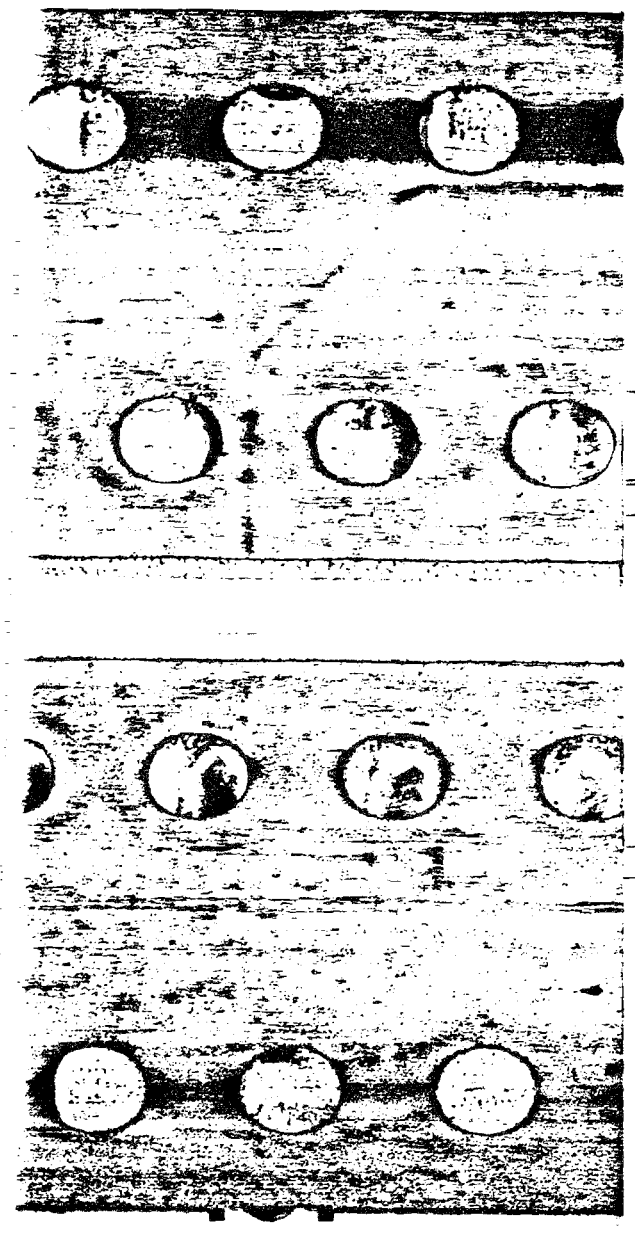
Notary Public

My Commission Expires: 5-16-99

0243975
IDENTIF. ↑ REFERENCE

96 NOV -6 AM 9:08
REGISTER
DAVIDSON COUNTY, TN.

3512 11/06 0101 03CHECK 456.63



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10251 PG 140

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
	CHMT	119000.00		
	CON TX		443.63	
	PRFEE		1.00	
	WDEED		12.00	
	TOTAL		456.63	
	CHECK		456.63	
11/06/96	01	09:10 0001	8512	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0243975
IDENTIF. ↑ REFERENCE

96 NOV -6 AM 08

FELIX Z. WILSON, II
REGISTER
DAVIDSON CO., TN.

No. 1085436