Mail

This instrument prepared by:
Thomas N. Jones, Attorney
339 Main Street
Franklin, TN 37064

BOOK 10256 PG 464

96 NOV 11 PM 12:13

REGISTER
DAVIDSON COUNTY, TN

IDENTIF. & REFERENCE

02456552

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Katherine Roach 2601 Hillsboro Road, C-4 Nashville, TN 37212	NationsBanc Mortgage Corporation P.O. Box 740040 Louisville, KY 40201-0040	117-03-0-B-036.00C

WARRANTY DEED

For and in 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, **G. Ruffin Chandler, Jr. and wife, Mary Lowry Chandler,** hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Katherine E. Roach, unmarried, and Albert C. Roach and wife, Florence Beth Roach**, as tenants in common with the right of survivorship, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Being Unit No. C-4, Parcel No. 36, The Villager Condominium Apartments, Revised of record in Book 5200, page 201, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said unit.
>
> Being the same property conveyed to G. Ruffin Chandler, Jr. and Mary Lowry Chandler by deed from Kenneth E. Culp and wife, Mary P. Culp of record in Book 6079, page 767, Register's Office of Davidson County, Tennessee.

Subject to the following restrictions and conditions:

1. 1996 taxes are a lien, now due and payable. Said taxes are being prorated and paid at closing.
2. All matters on the Plan of record in Book 5200, page 201, said Register's Office.
3. Charter and By-Laws of Homeowners Association of record in Book 5434, page 708, said Register's Office.
4. Master Deed of record in Book 5434, page 665 and corrected in Book 5487, page 967, said Register's Office.
5. Easement of record in Book 4808, page 424, said Register's Office.
6. Subject to any and all building and zoning regulations of City, County and State.

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 COVENANT with the said Grantees that we are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND WE 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.

This improved property is known as: 2601 Hillsboro Road, C-4, Nashville, TN 37212

WITNESS OUR HANDS THIS 1st DAY OF November, 1996 IN FRANKLIN, TENNESSEE.

G. Ruffin Chandler

G. RUFFIN CHANDLER, JR.

Mary Lowry Chandler

MARY LOWRY CHANDLER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

0300 11/11 0101 03CHECK 186.60

Personally appeared before me, the undersigned, a Notary for said State and County, **G. Ruffin Chandler, Jr. and Mary Lowry Chandler,** the within named bargainor(s) with whom I am personally acquainted and who acknowledge that they executed the foregoing instrument for the purposes therein contained.

Witness my hand this 1st day of November, 1996 in Franklin, Tennessee.

Michelle W. Locke

NOTARY PUBLIC

My Commission Expires: 1-3-98

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $48,000.00.

Katherine E. Roach

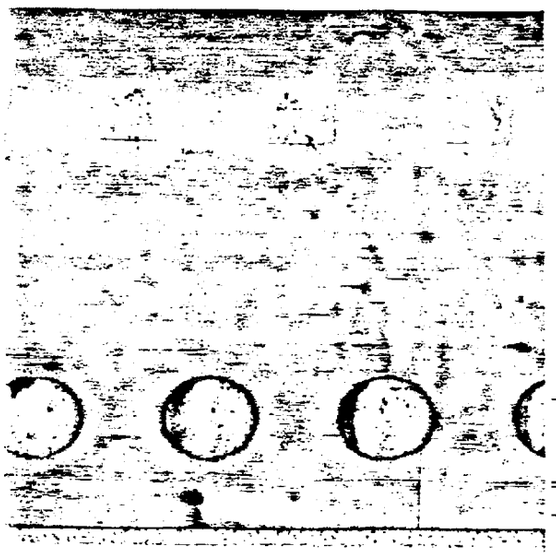
AFFIANT

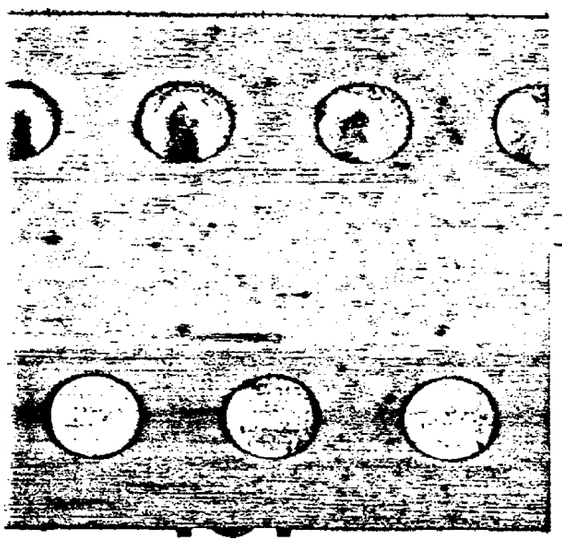
Sworn to and subscribed to me, the undersigned, this 1st day of November, 1996, in Franklin, Tennessee.

Michelle W. Locke

NOTARY PUBLIC

My Commission Expires: 1-3-98





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

RECEIVED OF _____

FOR _____

BOOK 10256 PG 466

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 48000.00
				CON TX 177.60
				PRFEE 1.00
				MTGFEE 8.00
				TOTAL 186.60
				CHECK 186.60
			11/11/96 01	12:21 0001 0300

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0245652
IDENTIF. ↑ REFERENCE

96 NOV 11 PM 12:13

REGISTER
DAVIDSON COUNTY, TN.

No. 1087199