52

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF November 19 96

W. Brad Lehman
Notary Public

MY COMMISSION EXPIRES: 2-14-98
(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
Wilma Smith Hart (NAME)	Source One Mortgage Services (NAME)	162-9B-24CO
5600 Country Drive, #109 (ADDRESS)	27555 Farmington Road (ADDRESS)	
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Farmington Hills, MI 48334-3357 (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, Margaret E. Giummo, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wilma Smith Hart

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:

Being Unit 109, Building 13 of Hickory Valley Condominiums Phase 3, a Condominium or horizontal property regime, established by Master Deed of record in Book 4918, page 116, Register's Office for said County, as amended in Book 4958, page 346, said Register's Office; and as shown on the 4th Revised Plan of Phase 3, Hickory Valley Condominiums, as of record in Book 5200, Page 131, said Register's Office.

Together with each and all rights, privileges and appurtenances thereunto belonging, as set forth in the Master Deed and By-Laws, including without limitation such units undivided percentage interest in the land and common elements and its interest in any appurtenant limited common elements shown on said plan of record in Book 5200, page 131, said Register's Office.

Being the same property conveyed to Margaret E. Giummo, unmarried, by deed from Marilyn Mueller Connally, unmarried and Gene A. Mueller and wife, Mary Ann Mueller of record in Book 9322, page 5, said Register's Office.

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 5600 Country Drive, #109, Nashville, Tennessee 37211
(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 18th day of November, 19 96

Margaret E. Giummo
Margaret E. Giummo

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 Margaret E. Giummo

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 18th day of November 19 96.

Commission expires 2-14-98

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 _____

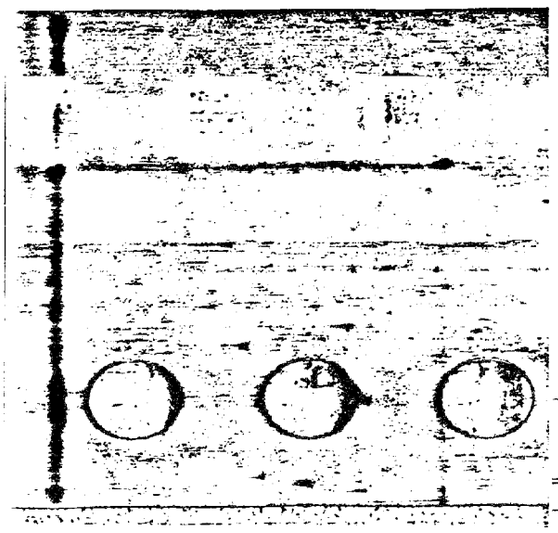
Notary Public

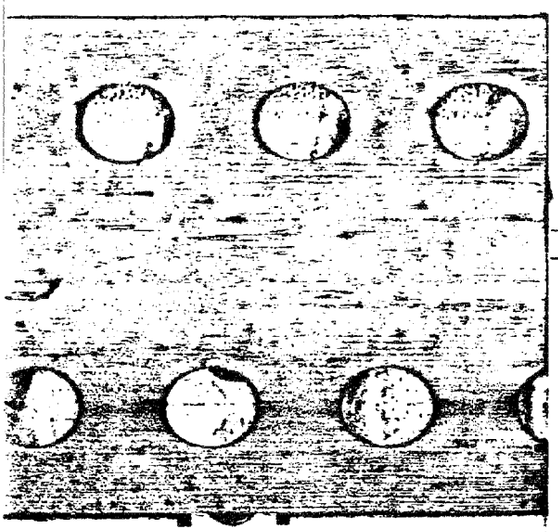
0247957
IDENTIF. & REFERENCE

96 NOV 19 PM 2:26

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

6974 11/19 0101 03CHECK 360.50





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

RECEIVED OF _____

FOR _____

BOOK 10263 PG 619

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	95000.00
			CON TX	351.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	360.50
			CHECK	360.50
11/19/96	01		14:28 0001	6974

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0247957
IDENTIF. # REFERENCE

96 NOV 19 PM 2:2
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1089691