B4135

PLEASE RECORD & RETURN TO:
CHICAGO TITLE INS. CO.
5409 MARYLAND WAY, SUTIE 120
BRENTWOOD, TN 37027

BOOK 10291 PG 131

WARRANTY DEED

File No: 00281512

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
W. W. McCrary, IV,	First Union Mortgage	104-6-M-10 CO
[NAME]	[NAME]	
210 Fairmont Court	1100 Corporate Center Drive	
[STREET ADDRESS OR ROUTE NUMBER]	[STREET ADDRESS]	
Nashville, TN 37203	Raleigh, NC 27607	
[CITY] [STATE] [ZIP]	[CITY] [STATE] [ZIP]	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------($10.00) Dollars, cash in hand paid by Grantee(s) and other good and valuable consideration accepted as cash the receipt and sufficiency of which are hereby acknowledged.

Timothy R. Cleary and wife, Tamara Cleary

have this day bargained and sold, and do hereby transfer and convey unto the said W. W. McCrary, IV, an unmarried man

the Grantees herein, their (successors), heirs and assigns, certain real estate in DAVIDSON County Tennessee, as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

STATE OF Tennessee } The actual consideration or value which ever is greater,
COUNTY OF Williamson } for this transfer is $ 114,000.00

Subscribed and sworn to before me, this the 13TH day of DECEMBER, 19 96

W. W. McCrary
Affiant

My Commission Expires: 04/14/97
[Affix Seal]

Mary B. Simmons
Notary Public
Mary B. Simmons

unimproved ( )
This is improved (X) property known as 210 Fairmont Court, A-10, Nashville
[House Number] [Street] [P.O. Address] [City or Town]

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenants that we are lawfully seized and possessed of real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, out heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 13TH day of DECEMBER, 19 96, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Timothy R. Cleary
Timothy R. Cleary

Tamara Cleary
Tamara Cleary,

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me Mary B. Simmons, a Notary Public in and for said County and State Timothy R. Cleary and wife, Tamara Cleary

the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson COUNTY, Tennessee, this 13TH day of DECEMBER, 19 96.

Mary B. Simmons Notary Public

Mary B. Simmons

Commission expires 04/14/97

STATE OF
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be _____ of the _____, the within named bargainor, a corporation, and that _____ as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19 _____.

_____ Notary Public

Commission expires _____

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH B. PITT, JR., ATTORNEY
315 DEADERICK STREET, SUITE 105
NASHVILLE, TN 37238-0105

0255991
IDENTIF. ↑ REFERENCE

96 DEC 16 AM 10:03
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

FROM

_____

TO

_____

_____

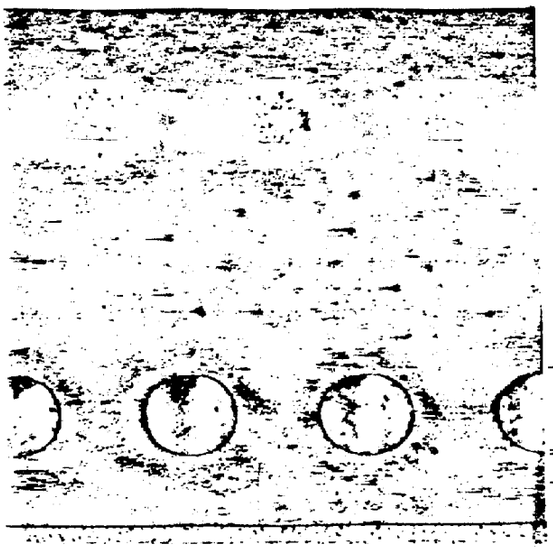
Compliments of
Chicago Title Insurance Company
First Floor - First American Center
Phone 225-4631
NASHVILLE, TENNESSEE 37238

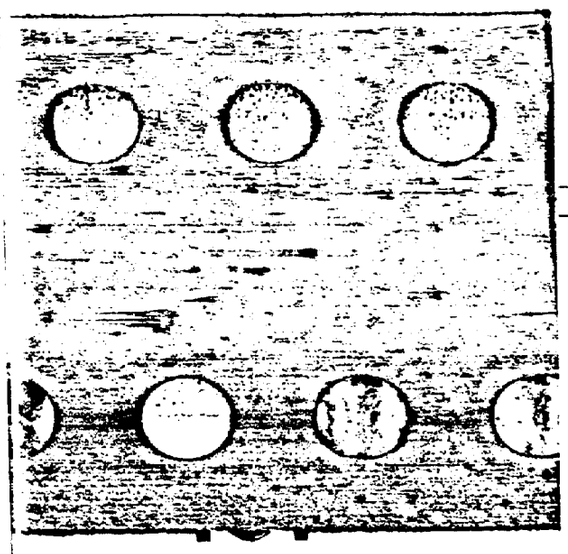
Exhibit "A"

Land in Davidson County, Tennessee, being Apartment Unit A-10 of Fairmont Court Condominiums, a plan of which is of record in Book 6250, page 825, Register's Office for Davidson County, Tennessee, created under Title 66, Sec 27-101, et seq., as amended, Tennessee Code Annotated and as established by a Master Deed of record in Book 6686, page 708, as amended, Register's Office for Davidson County, Tennessee, together with an 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 Fairmont Court Condominiums and as set forth in said Master Deed of record in Book 6686, page 708, amended in Book 6712, page 125, and Book 6774, page 221, as revised in Book 6823, page 962 and as modified in Book 6893, page 62, Register's Office for Davidson County, Tennessee, reference which is hereby given for a more complete identification and description of such Unit.

The above described property was conveyed to Timothy R. Cleary and wife, Tamara Cleary, by Deed from Dr. Hossein Sakhai and wife, Haydeh Sakhai, of record in Book 9742, page 95, Register's Office for Davidson County, Tennessee.

5868 12/16 0101 03CHECK 434.8





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10291 PG 134

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	114000.00
			CON TX	421.80
			PRFEE	1.00
			WDEED	12.00
			TOTAL	434.80
			CHECK	434.80
12/16/96	01		10:03 0001	5868

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0255991 IDENTIF. ↑ REFERENCE

96 DEC 16 AM 10:03

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1098481