BOX 19B
96-12-30A

BOOK 10291 PG 696

# WARRANTY DEED

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF December 19 96

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| MICHAEL J. NIEVES (NAME) | COUNTRYWIDE HOME LOANS, INC. (NAME) | MAP 131-01-0-D |
| 5025 Hillsboro Pike, Unit 18-M (ADDRESS) | 155 North Lake Avenue (ADDRESS) | PARCEL 158co |
| Nashville, TN 37215 (CITY) (STATE) (ZIP) | Pasadena, CA 91109 (CITY) (STATE) (ZIP) | FB 07DA-76357 |

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, LUCY LYLES OLDHAM, A MARRIED PERSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL J. NIEVES, A SINGLE MAN

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:

LAND in Davidson County, Tennessee, being Unit No. 158 of Georgetown Apartments Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5211, Page 325, and as amended in Book 5616, Page 133, Register's Office for Davidson County, Tennessee, together with the 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 Georgetown Apartments Condominiums, as of record in Book 5200, Page 4, said Register's Office, for a more complete identification and description of such unit.

BEING the same property conveyed to Lucy Lyles, unmarried, by Deed from John H. Hanson, Jr., and wife, Erlene P. Hanson, of record in Book 8613, Page 524, Register's Office for Davidson County, Tennessee. The said Lucy Lyles having since married, now being known as Lucy Lyles Oldham.

THIS conveyance is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor

CONTINUED

unimproved ( )
This is improved ( X ) property, known as 5025 Hillsboro Pike, Unit 18-M, Nashville, TN 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 our hand s this 16th day of December 19 96

Lucy Lyles Oldham
LUCY LYLES OLDHAM

MICHAEL R. OLDHAM

BOOK 10291 PG 697

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LUCY LYLES OLDHAM AND HUSBAND, MICHAEL R. OLDHAM

the 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 Brentwood, Tennessee, this 16th day of December 19 96.

Commission expires July 24, 1999

Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

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

6110 12/16 0101 03CHECK 341.63

LEGAL DESCRIPTION CONTINUATION

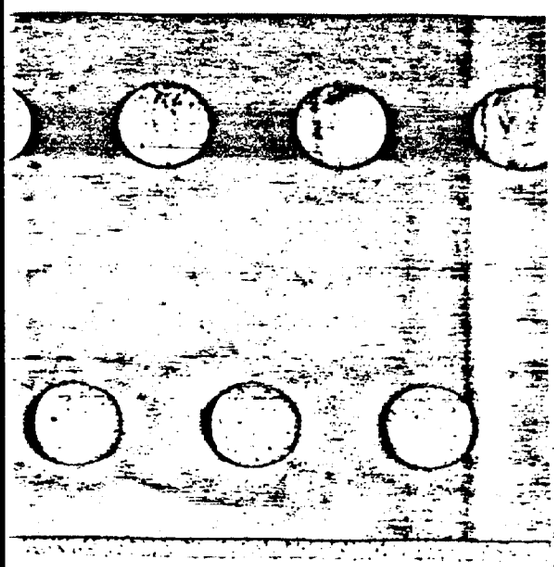
of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Georgetown Apartments, of record in Book 5211, Page 325, and as amended in Book 5616, Page 133, and in Book 6079, Page 516, said Register's Office, By-Laws of record in Book 5211, Page 345, said Register's Office; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

MICHAEL R. OLDHAM, spouse of the above named Lucy Lyles Oldham, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, especially his marital rights.



0256213
IDENTIF. & REFERENCE

96 DEC 16 PM 2:13
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.



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

RECEIVED OF _____

FOR _____

BOOK 10291 PG 698

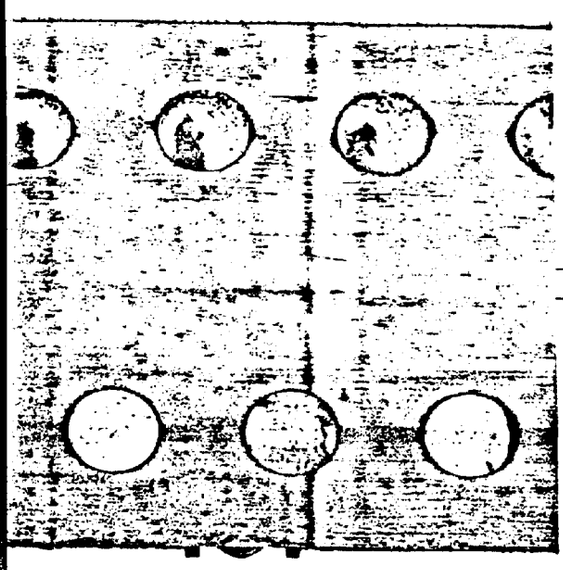
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | |

| | |
|---|---|
| CAMT | 89900.00 |
| CON TX | 332.63 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 341.63 |
| CHECK | 341.63 |

12/16/96 01 14:14 0001 6110

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0256213
IDENTIF. # REFERENCE

96 DEC 16 PM 2:13

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1098722