Box 17

BOOK 10327 PG 73

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 49,900.00

X Syrina S. Alberts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF January 19 97

Laura A. Beasley
Notary Public

MY COMMISSION EXPIRES: 4/22/97
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Syrina S. Alberts (NAME) | First Union Mortgage Corporation (NAME) | MAP 119-14-A |
| 2929 Selena Drive J-129 (ADDRESS) | 150 Fayetteville Street Mall (ADDRESS) | PARCEL 129 |
| Nashville, TN 37211 (CITY) (STATE) (ZIP) | Raleigh, NC 27601-2919 (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, Phillip W. Elam and wife, Brenda D. Elam

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Syrina S. Alberts

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:

Unit No. 129, as shown on the Site Plan of Kingswood Condominiums, of record in Book 5200, page 520, 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 Exhibit "C" of the Master Deed, as amended, establishing Kingswood Condominiums, of record in Book 6058, page 320, said Register's Office.

Being the same property conveyed to Phillip W. Elam and wife, Brenda D. Elam by deed from Home Service Corporation of record in Book 6089, page 746, Register's Office for Davidson County, TN.

This conveyance is subject to any and all existing easements of record.

The legal description is the same as the previous deed of record.

Taxes for the year 1997 are prorated and assumed by the Grantee(s) herein.

Subject to limitations and conditions imposed by the "Horizontal Property Act" as set out in Section 64-2701, et seq of the Tennessee Code Annotated and the terms, provisions, covenants, conditions, and restrictions and rights established by and contained in the Master Deed and ByLaws for Kingswood, as

CONTINUED

unimproved ( )
This is improved ( X ) property, known as 2929 Selena Drive J-129, Nashville, TN 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 our hand s this 16th day of January 19 97

Phillip W. Elam

Brenda D. Elam

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 Phillip W. Elam and wife, Brenda D. Elam

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 Nashville Tennessee, this 14th day of January 19 97.

Commission expires 11/22/97

Laura A. Bradley
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

LEGAL DESCRIPTION CONTINUATION

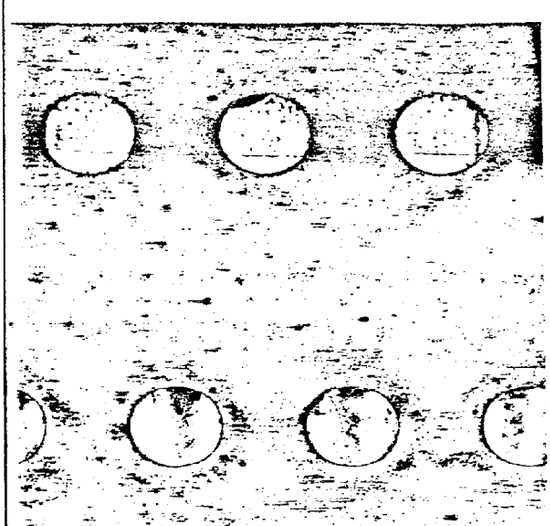
amended, recorded in Book 6058, page 320, said Register's Office, including the plat recorded in Book 5200, page 520, said Register's Office.

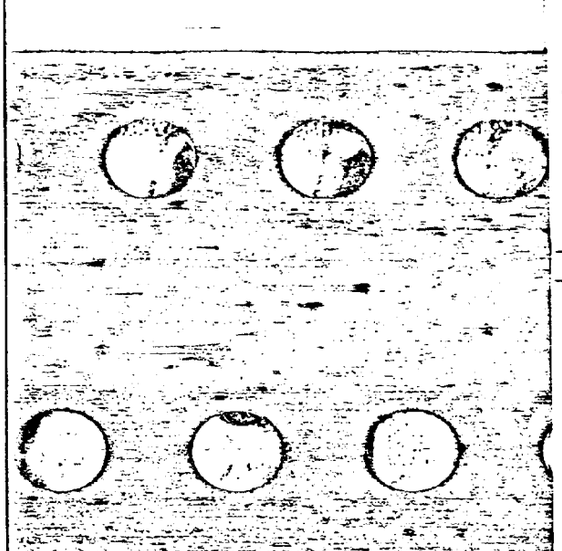


0266299
IDENTIF. ↑ REFERENCE

97 JAN 23 AM 10:17
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

7104 01/23 0101 03CHECK 193.63





**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10327 PG 75

| | | |
|---|---|---|
| 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 49900.00 |
| | | | | CON TX 184.63 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 8.00 |
| | | | | TOTAL 193.63 |
| | | | | CHECK 193.63 |
| | | | 01/23/97 01 | 10:19 0001 7104 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0266299
IDENTIF. # REFERENCE

97 JAN 23 AM 10:17

DAVIDSON COUNTY, TN.

**No.** 1109085