Return to Box 10

WARRANTY DEED

BOOK 10337 PG 143

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $37,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF January, 19 97

Notary Public:

MY COMMISSION EXPIRES: 2-5-98
(AFFIX SEAL)

mail

THIS INSTRUMENT WAS PREPARED BY
SERVICE TITLE & ESCROW COMPANY, INC.,
4721 TROUSDALE DRIVE, SUITE 216, NASHVILLE, TENNESSEE 37220

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Joseph F. Semmes	SAME	Map 104
5208 Williamsburg Rd		Group 11-A
Brentwood, TN 37027		Parcel 25 CO

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, CLAYTON B. (JACK) HOLLADAY and wife, DEANE HOLLADAY HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOSEPH F. SEMMES and wife, SHERRIE H. SEMMES 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 a certain condominium apartment in Davidson County, Tennessee, being Unit No. B-9, Parcel 25 of the Villager West Condominiums, as of record in Book 5210, page 174, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Clayton B. (Jack) Holladay and wife, Deane Holladay, by deed from Samuel J. Pierce, Jr., Secretary of Housing and Urban Development, of record in Book 7727, page 122, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

Metropolitan-Davidson County taxes for 1997, a lien but not yet due and payable.

Master Deed and By-Laws for Villager West Condominium of record in Book 5452, page 419, Register's Office for Davidson County, Tennessee.

All matters of record on plan of record in Book 5210, page 174, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED (X) UNIMPROVED ( ) PROPERTY KNOWN AS:
2134 Fairfax Avenue, B-9, Nashville, Tennessee 37212
(HOUSE NUMBER) (STREET) (CITY) (STATE) (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 the 30th day of January, 19 97.

Clayton B. (Jack) Holladay

Clayton B. (Jack) Holladay

Deane Holladay

Deane Holladay

BOOK 10237 PG 144

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, Clayton B. (Jack) Holladay and Deane Holladay, 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 purpose therein contained.

WITNESS my hand, at office, this the 30th day of January, 1997.

NOTARY PUBLIC

My Commission Expires: 2/9/98

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, 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 _____ to be President (or other officer authorized to execute this instrument) of the _____, the within named bargainor, a corporation, and that _____ as such _____ _____, being authorized to do so, executed the foregoing instrument for the purpose therein, by signing the name of the corporation by _____ as _____.

WITNESS my hand and seal, at office in _____, this the _____ day of _____, 19____.

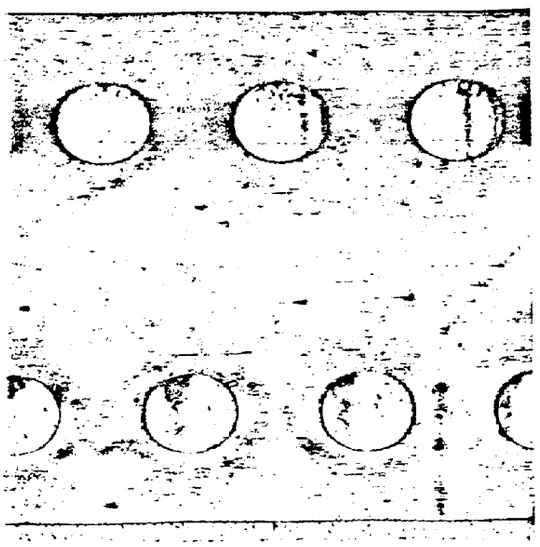
NOTARY PUBLIC

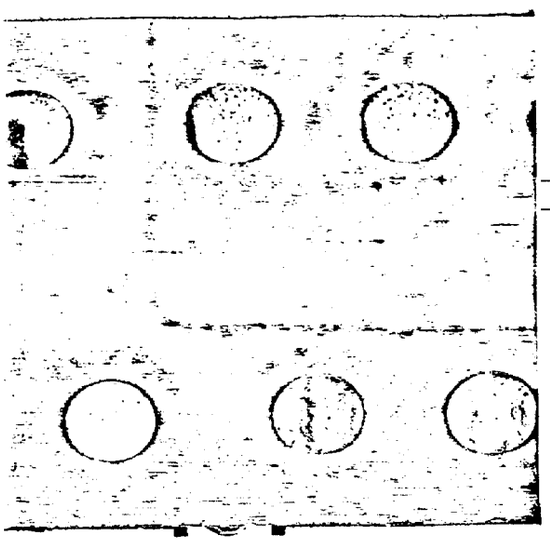
My Commission Expires:_____

02694,07
IDENTIFICATION REFERENCE

97 FEB -3 PM 12:48
FELIX A. JOHNSON, REGISTER
DAVIDSON COUNTY, TN.

2400 02/03 0101 03CHECK 147.75





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10337 PG 145

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	~~37500.00~~
			CON TX	138.75
			PRFEE	1.00
			WDEED	8.00
			TOTAL	147.75
			CHECK	147.75
02/03/97	01		12:49 0001	2400

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0269407
IDENTIF. & REFERENCE

97 FEB -3 PM 12:48
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1112921