BK/ 10345 PG 284

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ [illegible]

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF February 19 97

Notary Public

MY COMMISSION EXPIRES 9/23/2000
(AFFIX SEAL)

JUDY S. WELLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires September 23, 2000

**THIS INSTRUMENT WAS PREPARED BY**
Southland Title & Escrow Co., 750 Old Hickory Blvd., Suite 202, Brentwood, Tennessee 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| Barbara Buffington Fee (NAME) | Chase Manhattan Mortgage (NAME) | 143-1B-226.00 |
| 226 Windsor Terrace Drive (ADDRESS) | 1901 Roxborough Road, Suite 300 (ADDRESS) | 9D-81516 |
| Nashville, TN 37221 (CITY) (STATE) (ZIP) | Charlotte, NC 28211 (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, Betty Anderson, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Barbara Buffington Fee and husband, Joseph Allen Fee

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:

A certain condominium apartment in Davidson County, Tennessee, BEING Unit No. 226 on the Plan of Windsor Terrace Condominiums as shown as Exhibit "C" to the Amendment of the Master Deed, of record in Book 7980, page 250, Register's Office for Davidson County, Tennessee. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Windsor Terrace Condominium Apartments contained in the Master Deed and the By-Laws Appended thereto, recorded in Book 7150, page 921, as amended in Book 7436, page 667, as re-recorded in Book 7464, page 297, and further amended in Book 7661, page 40, Book 7729, page 206 and Book 7980, page 717 which plan and record thereof are incorporated herein and made a part hereof by reference.

This conveyance is subject to the following: Taxes for the year 1996 have been prorated and payment thereof is expressly assumed by the herein Grantee; Restrictions of record in Book 7150, page 921, Book 7436, page 667, Book 7464, page 297, Book 7661, page 40, Book 7729, page 206 and book 7980, page 717; Plan of record in Book 7980, page 717; all in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Betty Anderson, married, by deed from

CONTINUED

unimproved ( )
This is improved ( X ) property, known as 226 Windsor Terrace Drive, Nashville, TN 37221
(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 5th day of February 19 97

Betty Anderson

James O. Naifeh

BK/10345/PG285

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 James O. Naifeh

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this 3rd day of February 19 97.

Commission expires 2/13/99

Martha A. Batchelor
Notary Public

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 Betty Anderson, married

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 5th day of February 19 97.

Commission expires 9/23/2000

Judy S. Wells
Notary Public

JUDY S. WELLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires September 23, 2000

LEGAL DESCRIPTION CONTINUATION

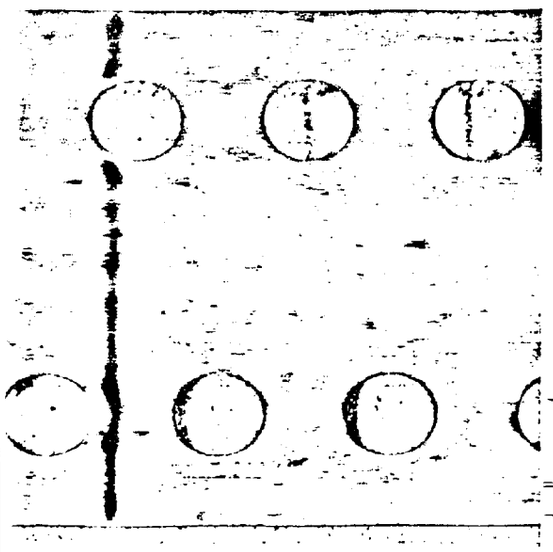
Steven G. Hall, Trustee, of record in Book 8026, page 14, Register's Office for Davidson County, Tennessee.

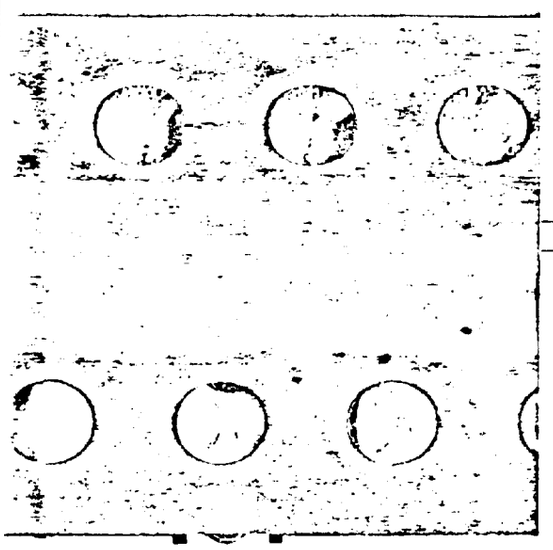
James O. Naifeh joins in this conveyance for the purpose of conveying all right, title and interest he may have in and to the above described property as spouse of Betty Anderson.



0271721
IDENTIFICATION REFERENCE
MAIL ENV.
97 FEB 10 AM 11:00
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

4900 02/10 0101 03CHECK 514.79





**OFFICIAL RECEIPT**

**FELIX Z WILSON, II**

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10345 PG 286

| | | |
|---|---|---|
| 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 136700.00
CON TX 505.79
PRFEE 1.00
WDEED 8.00
TOTAL 514.79
CHECK 514.79

02/10/97 01 11:02 0001 4900

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0271722
IDENTIF. & REFERENCE

97 FEB 10 AM 11:01
REGISTER
DAVIDSON COUNTY, TN.

**No.** 1115385