33A

10345:572

BOX 44

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $122,500.00. Joanna L. Carter **Affiant** Subscribed and sworn to before me, this 23rd day of January, 1997. M. A. Eck Notary Public My Commission Expires: 12-20-99

Address New Owner As Follows: Joanna L. Carter 105 Hillsboro Place Nashville, TN 37215	Send Tax Bills To: CTX Mortgage Corporation PO. BOX 199000 DALLAS, TEXAS 75219	Map-Parcel Number: 117-3-C-105.00CO 7DA 91015

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANNAMARIE GEPPERT, NOW HELLEBUSCH,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **JOANNA L. CARTER,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 105 on the Plan of Hillsboro Place Condominiums, of record in Book 5200, page 725, and amended in Book 5200, pages 757 and 758, all in the Register's Office for Davidson County, Tennessee, to which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Annamarie Geppert by deed from Hillsboro Place Corp., of record in Book 6497, page 791, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Stroud Hellebusch, husband of Annamarie Geppert Hellebusch, joins in this instrument for the sole purpose of conveying any interest he may have in subject property.

This conveyance is made subject to:

1. 1997 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Master Deed establishing a Horzontal Property Regime of record in Book 6244, page 394, and amended in Book 6285, page 209, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 5200, page 725, as amended in Book 5200, pages 757 and 758, Register's Office for said County.

4. Easements of record in Book 3531, page 592; Book 4258, page 34; Book 4653, page 915; Book 4633, page 468; Book 6128, page 852; Book 4240, page 209; Book 5221, page 681 and Book 5870, page 33, Register's Office for Davidson County, Tennessee.

This is improved property known as 105 Hillsboro Place, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever; and I covenant with the said Grantee that I am 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 further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 23rd day of January, 1997.

Annamarie Geppert Hellebusch

Annamarie Geppert Hellebusch

Stroud Hellebusch

Stroud Hellebusch

STATE OF PENNSYLVANIA)
COUNTY OF Montgomery)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ANNAMARIE GEPERT HELLEBUSCH,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23rd day of January, 1997.

Anthony Saunders

Notary Public

Notarial Seal
Anthony Saunders, Notary Public
Hatfield Twp., Montgomery County
My Commission Expires July 30, 1999
Member, Pennsylvania Association of Notaries

My Commission Expires: _____

STATE OF PENNSYLVANIA)
COUNTY OF Montgomery)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **STROUD HELLEBUSCH,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23rd day of January, 1997.

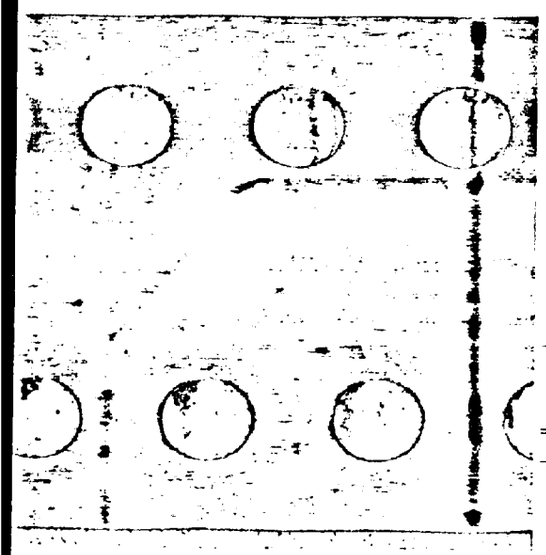
Anthony Saunders
Notary Public

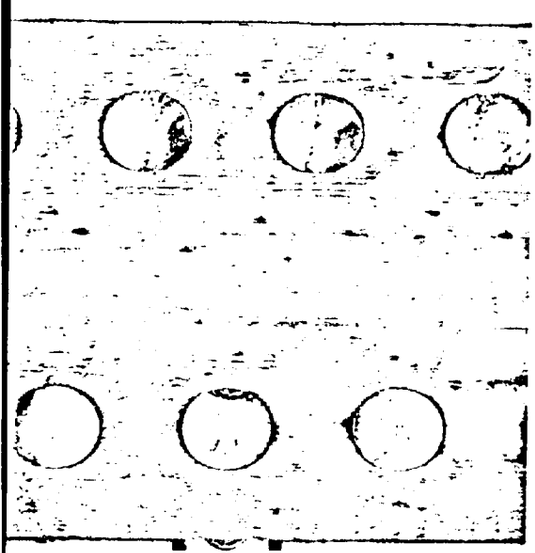
My Commission Expires: _____

Notarial Seal
Anthony Saunders, Notary Public
Hatfield Twp., Montgomery County
My Commission Expires July 30, 1999
Member, Pennsylvania Association of Notaries

0271819

5002 02/10 0101 03CHECK 466.25





OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10345 PG 575

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	
				122500.00
			CON TX	453.25
			PRFEE	1.00
			WDEED	12.00
			TOTAL	466.25
			CHECK	466.25
02/10/97	01		13:39 0001	5002

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02271819
IDENTIFICATION REFERENCE

97 FEB 10 PM 1:37
DAVIDSON COUNTY, TN

No. 1115486