BOX 198
97-2-5A

10345:683

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 $ [illegible]

Affiant

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

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
TIFFANY SEARCY	HODGES AND FOOSHEE BANKERS, INC.	MAP 096-07-0-A
(NAME)	(NAME)	
350 Stewarts Ferry Pike	5123 Paddock Village Ct. #C12	PARCEL 015co
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Brentwood, TN 37027-7519	FB 03DC-62198
(CITY) (STATE) (ZIP)	(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, JOHN SCOTT CARNES AND WIFE, MYLISSA B. CARNES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TIFFANY SEARCY, UNMARRIED

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 Lot No. 4, Unit No. 2, and designated as Parcel No. 15, in a Horizontal Property Regime of Bianca Square Condominiums, 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 6162, Page 195, as amended in Book 6165, Page 566, and Book 9885, Page 208, 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 plan of Bianca Square Condominiums, as of record in Book 5800, Page 101, amended in Book 5200, Page 661, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to John Scott Carnes and wife, Myllisa (sic) B. Carnes, by Deed from John M. Kneisel and Rufus G. Harmon, Trustees as to an undivided one-half (1/2) interest and Ronald H. Bice, Jr., and John M. Kneisel, Trustees under the Will of Frank J. Kneisel, deceased, as to an undivided one-half (1/2) interest, of record in Book 10280, Page 164, Register's Office for Davidson County, Tennessee.

THE said Mylissa B. Carnes and Myllisa B. Carnes are one and the same person.

This is unimproved ( ) improved (X) property, known as 350 Stewarts Ferry Pike, Nashville, TN 37214
(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 5th day of February 19 97

JOHN SCOTT CARNES

Mylissa B. Carnes
MYLISSA B. CARNES

10345:084

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 JOHN SCOTT CAENES AND WIFE, MYLISSA E. CAENES

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 5th day of February, 19 99.

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

LEGAL DESCRIPTION CONTINUATION

THIS conveyance is subject 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 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 Bianca Square Condominiums, of record in Book 6162, Page 195, as amended in Book 6165, Page 566, and Book 9885, Page 208, said Register's Office; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

971863
AFFD 10 FH 1:59
5053 02/10 0101 03CHECK 231.95



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

RECEIVED OF _____

FOR _____

BOOK 10345 PG 685

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 60855.00
				CON TX 222.95
				PRFEE 1.00
				WDEED 8.00
				TOTAL 231.95
				CHECK 231.95
			02/10/97 01	14:01 0001 5053

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0271863
IDENTIFICATION REFERENCE

97 FEB 10 PM 1:
DAVIDSON COUNTY

No. 1115536