BOOK 10384 PG 97

Box 1

LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

My Commission Expires Oct. 9, 1999

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $53,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF FEBRUARY, 1997.

Notary Public

MY COMMISSION EXPIRES: October 9, 1999.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Jeff W. Gregg	CTX Mortgage Company	108-7-B126
(NAME) 400 South Timber Drive	(NAME) P.O. Box 19000	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Dallas, TX 75219-9000	
(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, **ROY C. COFFEE SR. AND WIFE JUDITH ANN COFFEE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEFF W. GREGG, 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:

Being Unit No. 126 of Timber Lake Condominiums created under Title 66, Chapter 27, Section 101, et. seq., as amended, Tennessee Code Annotated and as established by a Master Deed of record in Book 6549, Page 475, and by Instrument of Clarification at Book 6561, Page 141, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Units, as set forth in Exhibit "A-1" of said Master Deed. Reference is hereby made to the plat of Timber Lake Condominiums, as set forth in Exhibit "A-2" of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Roy C. Coffee Sr. and wife Judith Ann Coffee by deed of record in Book 7101, Page 641, Register's Office for Davidson County, Tennessee.

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

Judith A. Coffee and Judith Ann Coffee being one and the same person.

This instrument is executed on behalf of Judith A. Coffee by Roy C. Coffee as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 10384, Page 96, in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 400 South Timber Drive, 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 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.

0281,300

IDENTIF... SERVICE

97 MAR 18 PM 2:39

DAVIDSON COUNTY, TN.

8489 03/18 0101 030 ED... 20.00

Witness my our hand(s) this 25th day of February, 1997.

Roy C. Coffee Sr.

Judith Ann Coffee By: Roy C. Coffee, Sr. Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Lori Holloway, a Notary Public in and for said County and State, the within named Roy C. Coffee Sr. ~~and wife Judith Ann Coffee~~, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee this 25th day of February, 1997

Commission expires:October 9, 1999

NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

Lori Holloway Notary Public

My Commission Expires Oct. 9 1999

STATE OF Tennessee
COUNTY OF Davidson

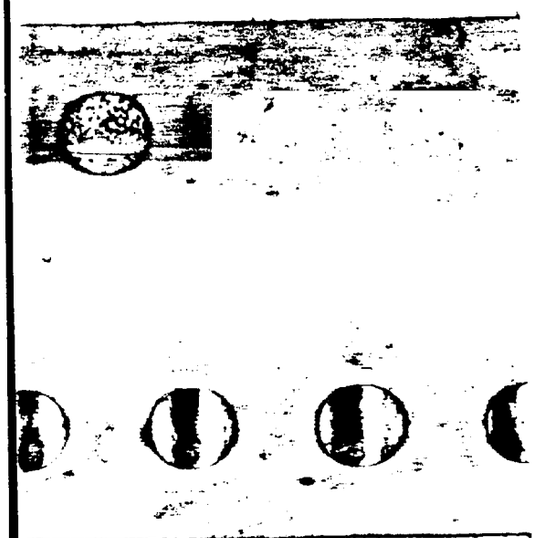
On this 2/25/97 before me personally appeared Roy C. Coffee, the person who executed the foregoing instrument on behalf of Judith A. Coffee, and acknowledged that he executed the same as the free act and deed of the said Judith A. Coffee, through Power of Attorney granted him, by the said Judith A. Coffee.

Notary Public

Commission Expires: 10/9/99

LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

My Commission Expires Oct. 9, 1999



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

RECEIVED OF _____

FOR _____

BOOK 10384 PG 99

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 53250.00
				CON TX 197.03
				PRFEE 1.00
				WDEED 8.00
				TOTAL 206.03
				CHECK 206.03
03/18/97	01			14:43 0001 8489

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0284300
IDENTIF. & REFERENCE

97 MAR 18 PM 2:39

REGISTER
DAVIDSON COUNTY, TN.

No. 1128833