BOOK 10387 PG 966

97 MAR 21 AM 10:53
PELLA ROGERS REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
0285376

PREPARED BY (AND RETURN TO):
WILKINS & IVEY
Attorneys-at-Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
W & I Ref: (jb) Title No: 38569
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jennifer K. Rainwater 5025 Hillsboro Road, #24-R Nashville, Tennessee 37215	First American National Bank First American Center Nashville, TN 37237

TAX MAP-PARCEL NUMBERS: 131-1-D-234

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Emmy K. Frost now known as Emmy Frost Phillips, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jennifer K. Rainwater, unmarried** , hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 234 also known as Unit No. 24-R on the plan of Georgetown Condominiums, of record in Book 2500, Page 4, Register's Office for said County to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Emmy K. Frost, an unmarried person by deed from Sherry L. Bethune Andrews and Thomas R. Bethune, Jr. and spouse, Doris G. Bethune of record in Book 9300, Page 589, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the provisions of the condominium Master Deed of record in Book 5211, page 325 as amended in Book 5616, page 133, as amended in Book 6079, page 516, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters, to which Master Deed reference is hereby made for more particulars.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

Douglas E. Phillips, spouse of Emmy Frost Phillips, joins in the conveyance solely for the purpose of waiving any marital interest he might have in the subject property.

This is ( )improved property, known as: 5025 Hillsboro Road, #24-R, Nashville, Tennessee 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF on March 14 & Feb 24, respectively, 1997.

Emmy Frost Phillips — **Emmy Frost Phillips**

Douglas E. Phillips — **Douglas E. Phillips**

State of Tennessee
County of Davidson

On March 14, 1997, before me the undersigned authority, personally appeared Emmy Frost Phillips, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: My Commission Expires 9/18/99

State of Tennessee
County of Davidson

9656 03/21 0101 03CHECK 249.50

On February 24, 1997, before me the undersigned authority, personally appeared Douglas E. Phillips, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: My Commission Expires 9/18/99

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ $65,000.00

Affiant

Sworn and subscribed before me on March 14, 1997.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: My Commission Expires 9/18/99

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

RECEIVED OF _____

FOR _____

BOOK 10387 PG 968

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	65000.00
CON TX	240.50
PRFEE	1.00
WDEED	8.00
TOTAL	249.50
CHECK	249.50

03/21/97 01 10:58 0001 9656

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0285376
IDENTIF. # REFERENCE

97 MAR 21 AM 10:53
REGISTER
DAVIDSON COUNTY, TN.

No. 1129967