This Warranty Deed furnished by: **STEVEN D. KEEL, ATTORNEY AT LAW**

FROM:
MADGE M. CIOCCIA
a/k/a MADGE M. CIOCCIA WHITE

BOOK 10408 PG 549

TO:
EMMA REED

WARRANTY DEED

New Owner & Address	Taxable Party	Map-Parcel Numbers
Emma Reed 130 Cottage Place Nashville, TN 37214	Emma Reed 130 Cottage Place Nashville, TN 37214	Map Nº 95-2-A Parcel Nº 130.00CO

STATE OF TENNESSEE }
COUNTY OF DAVIDSON}

The Actual Consideration or Value, Whichever is Greater for this transfer is: $83,000.00

Emma Reed

Emma Reed, Affiant

Subscribed and sworn to before me, this the 31st day of March, 1997.

Linda S Allen

NOTARY PUBLIC

My commission expires: 9-26-98

INSTRUMENT PREPARED BY:

STEVEN D. KEEL
Attorney at Law
112 Lampley Court
Goodlettsville, TN 37072

(615) 859-8421

5821 04/04 0101 03CHECK 320.10

For and in consideration of the sum of Eighty-three Thousand and NO/100 ($83,000.00) Dollars, cash in hand paid by **Emma Reed**, Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Madge M. Cioccia**, hereinafter called the Grantor has bargained and sold, and by these presents do transfer and convey to **Emma Reed**, being an unmarried person, hereinafter called the Grantee, her heirs and assigns, a certain interest in land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Unit No. 62 on the Plan of Cottage Place Condominiums, of record in Book 6520, pages 816-823, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements, all as described in the Master Deed, Declaration of Covenants, Conditions and Restrictions, of record in Book 6520, page 745, as amended by Amendment to Master Deed, Declaration of Covenants, Conditions and Restrictions of record in Book 6569, Page 212, and by Second Amendment of record in Book 6636, Page 722, and by Third Amendment of record in Book 6902, page 829, said Register's Office.
>
> Being the same property conveyed to John W. White and wife, Madge C. White by deed from A. Harrison Johnson, Jr., Trustee for Allied Partners of record in Book 6749, page 936, Register's Office for said County. Also being the same property conveyed to Madge M. Cioccia White by deed from John W. White of record in Book 7362, page 562, Register's Office for said County.

Further, this conveyance is given subject to:

1. 1997 taxes, which have been prorated and adjusted as of the date hereof.

2. The terms and conditions of the Horizontal Property Act of Tennessee, the Master Deed and By-Laws, the above Condominium Plat, and any amendments thereto.

3. Easement for water main running along the Lebanon Pike, granted Bransford Realty Company of record in Book 722, page 268, and Book 722, page 324, said Register's Office.

4. Easement contained in Deed of record in Book 5256, page 398, said Register's Office.

5. Terms and provisions of Master Deed, Declaration of Covenants, Conditions and Restrictions, of record in Book 6520, Page 745, as amended by Amendment to Master Deed, Declaration of Covenants, Conditions and Restrictions, of record in Book 6569, page 212, and by Second Amendment of record in Book 6636, Page 722, and by Third Amendment of record in Book 6902, page 829, said Register's Office.

6. A 10 foot private sanitary sewer line easement running across a portion of the southwest corner of said property.

7. Terms and provisions of the By-Laws of Cottage Place Homeowners' Association, of record in Book 6520, page 793, Register's Office for Davidson County, Tennessee.

8. Matters shown on plan of record in Book 6520, pages 816-818, Register's Office for Davidson County, Tennessee.

This is improved property, known as:

130 Cottage Place, Nashville, Tennessee 37214

To **HAVE AND TO HOLD** the said Unit and undivided with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantor does covenant with the said Grantee that she is lawfully seized and possessed of said Unit and undivided interest in fee simple; has a good right to convey it, and the same is unencumbered, except as herein set forth.

And Grantor does further covenant and bind herself, her successors and assigns, to warrant and forever defend the title to said Unit and undivided interest to the said Grantee, her heirs assigns against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural the singular, and the use of any gender shall be applicable to all genders.

Witnessed my hand this the 31st day of March, 1997.

Madge M. Cioccia

Madge M. Cioccia

STATE OF TENNESSEE }

BOOK 10406 PG 551

COUNTY OF DAVIDSON }

Personally appeared before me, Linda S Sloan, a Notary Public in and for the said County and State, the within named **Madge M. Cioccia,** the bargainor, with whom I am personally acquainted, or proved to me to on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes of therein contained.

Witness my hand at Nashville, Davidson County, Tennessee, this the 31st day of March, 1997.

Linda S Sloan
NOTARY PUBLIC

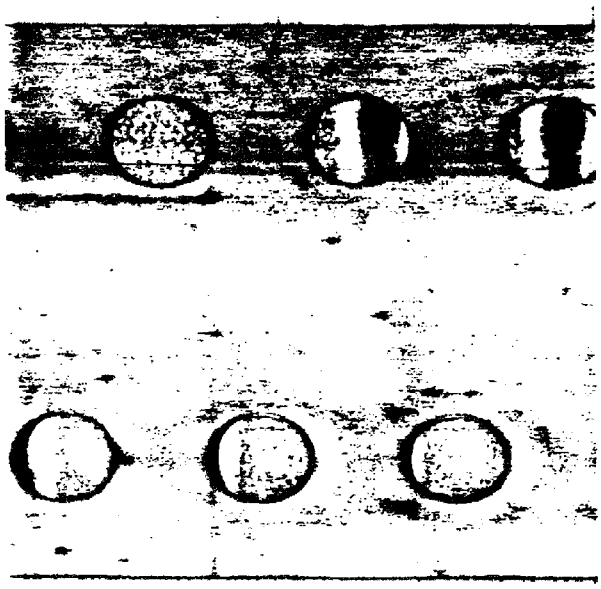
My commission expires: 9-26-98

0291133

IDENTIF. & REFERENCE

97 APR -4 PM 12:22

DAVIDSON COUNTY, TN.



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

RECEIVED OF _____

FOR _____ BOOK 10408 PG 552

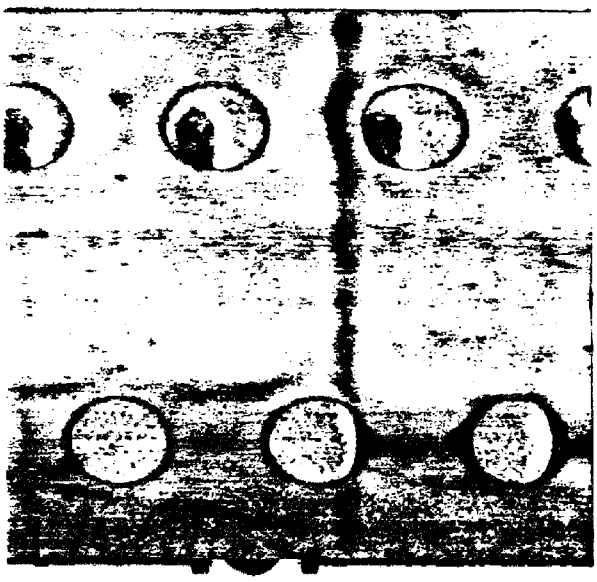
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 83000.00
CON TX 307.10
PRFEE 1.00
WDEED 12.00
TOTAL 320.10
CHECK 320.10

04/04/97 01 12:27 0001 5821

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0291133
IDENTIF. # REFERENCE

97 APR -1 PM 12:22
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No.1136065