0302348

IDENTIF. + REFERENCE

97 MAY -7 AM 10:07

ELLIA S. WILSON REGISTER
DAVIDSON COUNTY, TN.

This Instrument Prepared By: Mail

John T. Gwin, Attorney at Law
2542 North Mt. Juliet Road, Suite 1
Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER:
Barry R. Mackin
141 Academy Square
Nashville, Tennessee 37206

SEND TAX BILL TO:
Mortgagee

BOOK 10445 PG 583

MORTGAGEE:
FT Mortgage Companies, d/b/a
First Tennessee Mortgage Company, Inc.
P.O. Box 146
Memphis, Tennessee 38101

MAP **93-11**
GROUP **A**
PARCEL **141.CO**

8212 05/07 0101 03CHECK 305.30

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brenda Little, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Barry R. Mackin, unmarried**, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, being a condominium unit described as follows, to-wit:

> Being Lot No. 141 on the Plan of Academy Square as of record in Book 5200, page 614, Register's office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Brenda Little and husband, Matt J. Little by deed dated December 5, 1995, from Lois L. Jackson, unmarried, as of record in Book 9881, page 829, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Brenda Little by Quitclaim Deed dated March 3, 1997, from Matt J. Little, as of record in Book 10367, page 538, said Register's Office.
>
> This is improved property known as 141 Academy Square, Nashville, Tennessee 37206.

Taxes for the current year have been settled between the parties. This conveyance is made subject all planning, zoning, and health department rules and regulations which may affect the premises. This conveyance is also made subject to the following matters:

1. Subject to Real Property Taxes for 1997, a lien not yet due and payable. Map 93-11, Group A, Parcel 141.CO. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute.

2. Subject to restrictive covenants contained in instruments of record in Book 6117, page 681; Book 6222, page 873; and in Book 9520, page 748; and subject to the terms of those certain By-Laws of record in Book 6117, page 700; and subject to the terms charter of the homeowner's association in Book 6125, page 384, said Register's Office, and to which instruments reference is here made for the complete and exact terms thereof.

3. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 5200, page 614, Register's Office for Davidson County, Tennessee. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

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, his heirs and assigns, forever; and GRANTOR does covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and.

GRANTOR, does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 1st day of May, 1997.

Brenda Little

Brenda Little

BOOK 1445 PG 585

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Brenda Little, unmarried**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 1st day of May, 1997.

Patricia M. Gwin
NOTARY PUBLIC

My Commission Expires: 1/30/01

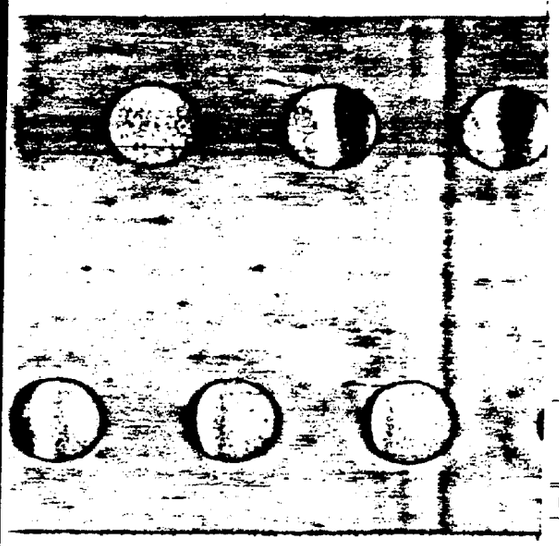
STATE OF TENNESSEE)
COUNTY OF WILSON)

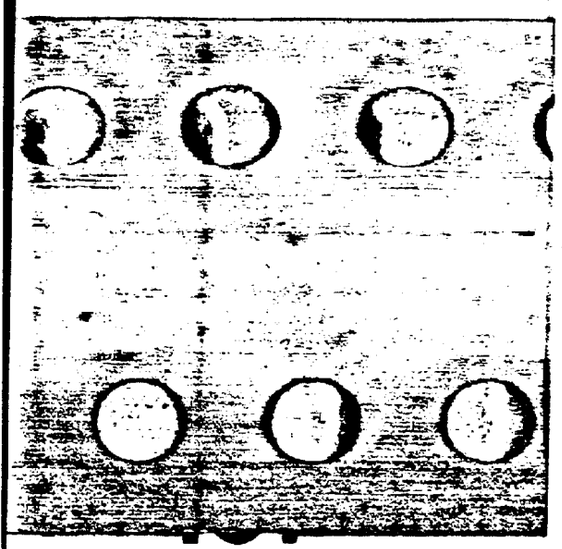
The actual value or consideration, whichever is greater, for this transfer is $79,000.00.

AFFIANT

Subscribed and sworn to before me on this 1st day of May, 1997.

Patricia M. Gwin
NOTARY PUBLIC
My Commission Expires: 1/30/01





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

RECEIVED OF _____

FOR _____

BOOK 10445 PG 586

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 79000.00
CON TX 292.30
PRFEE 1.00
WDEED 12.00
TOTAL 305.30
CHECK 305.30

05/07/97 01 10:10 0001 8212

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0302348
IDENTIF. ↑ REFERENCE

97 MAY -7 AM 10:07
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1148272