0305719

IDENTIFICATION REFERENCE

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

97 MAY 16 PM 12:34

REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (ljh) Title No: 38886
Dav. Co. File: Box 8

BOOK 10456 PG 762

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Cathie J. Hamilton 4505 Harding Road #139 Nashville, TN 37215	GMAC Mortgage Corporation 100 Witmer Road, P. O. Box 963 Horsham, PA 19044

TAX MAP-PARCEL NUMBERS: 116-03-B-139

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 105000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Christina Ann Moser, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Cathie J. Hamilton, 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 Condominium Apartment in Davidson County, Tennessee, being Unit no. 139 of Royal Oaks Apartments, Condominium Apartments, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 5200, page 45, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Christina Ann Moser, a single person by deed from James W. Bilyeu and spouse Wadean H. Bilyeu of record in Book 8574, page 335, Register's Office for Davidson County Tennessee

Description reference: Described from information contained in recorded condominium documents.

The property herein conveyed is subject to the restrictions, easements liens and other matters set forth in the Master Deed and By-Laws of record in Book 5282, page 972, Book 5282, page 992 said Register's Office and to the matters set forth in the referenced Condominium Plan of record.

This is improved property, known as: 4505 Harding Road #139, Nashville, TN 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 this 15th day of May, ~~1996~~ 1997

Christina Ann Moser

BOOK 10458 PG 763

State of Tennessee
County of Davidson

On this 15th day of May, 1996, before me the undersigned authority, personally appeared **Christina Ann Moser**, 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.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-200

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 105000.00

Affiant

Sworn and subscribed before me on the 15th day of May, ~~1996~~ 1997

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-200

My Commission Expires: _____ Notary Public

1997 05/19 0101 03CHECK 37.00

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

RECEIVED OF _____

FOR _____

BOOK 10456 PG 764

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	
				105000.00
			CON TX	385.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	397.50
			CHECK	397.50
05/16/97	01		12:33 0001	1903

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0305719
IDENTIFICATION REFERENCE

97 MAY 16 P1:12:34

REGISTER OF DEEDS
DAVIDSON COUNTY, TN.

No.1151916