60

This Instrument Prepared By:

Bottorff, Kavin & Cook
5110 Maryland Way, Suite 200
Brentwood, TN 37027

# WARRANTY DEED

BOOK 10459 PG 150

ADDRESS NEW OWNER:
Mary M. Caldwell
335 Summit Ridge Circle
Nashville, Tennessee 37215

SEND TAX BILL:
*To Owner*

MORTGAGEE:
First Trust Mortgage
5111 Maryland Way, Suite 206
Brentwood, TN 37027

MAP AND PARCEL:

| | |
|---|---|
| MAP | 131-5 |
| GROUP | B |
| PARCEL | 335.00 CO |

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, I, James D. Kafadar, unmarried hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto Mary M. Caldwell, unmarried, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 335 on the Plan of Four Seasons Condominiums, of record in Book 505, page 30, and as Exhibit "D", of record in Book 5050, page 30, and as Exhibit "D" to the Master Deed of record in Book 6841, page 390, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to James D. Kafadar, unmarried, by deed from Four Seasons Associates, Inc., of record in Book 6943, page 497, Register's Office for Davidson County, Tennessee.

This is improved property known as 335 Summit Ridge Circle, Nashville, TN 37215.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1997 and subsequent years.

2742 05/20 0101 03CHECK 303.15

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Mary M. Caldwell, unmarried, her heirs and assigns, forever; and I, James D. Kafadar, unmarried does covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hands this the 5th day of May, 1997.

James D. Kafadar

03064460

IDENTIFICATION REFERENCE

97 MAY 20 PM 3:34

FILED FOR RECORD
DAVIDSON COUNTY, TN.

STATE OF New York )
COUNTY OF New York )

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

Witness my hand and official seal at New York, NY, this the 5 day of May, 1997.

Helen Ann Lally
NOTARY PUBLIC

My Commission Expires:

HELEN ANN LALLY
Notary Public, State of New York
No. 01LA5017192
Qualified in New York County
Commission Expires Aug. 30, 1997

STATE OF )
COUNTY OF )

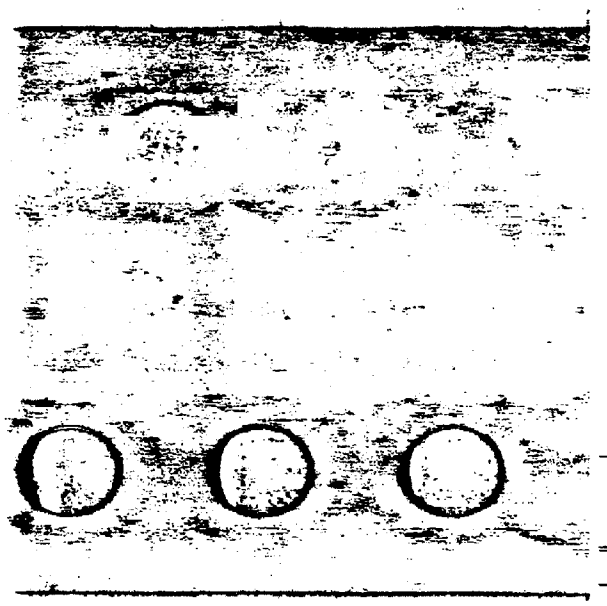
The actual value or consideration, whichever is greater, for this transfer is $ 79,500.00.

Mary M Caldwell
AFFIANT

Subscribed and sworn to before me this 16th day of May, 1997.

Rebecca L. Barbaro
NOTARY PUBLIC

My Commission Expires: 3/24/01



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

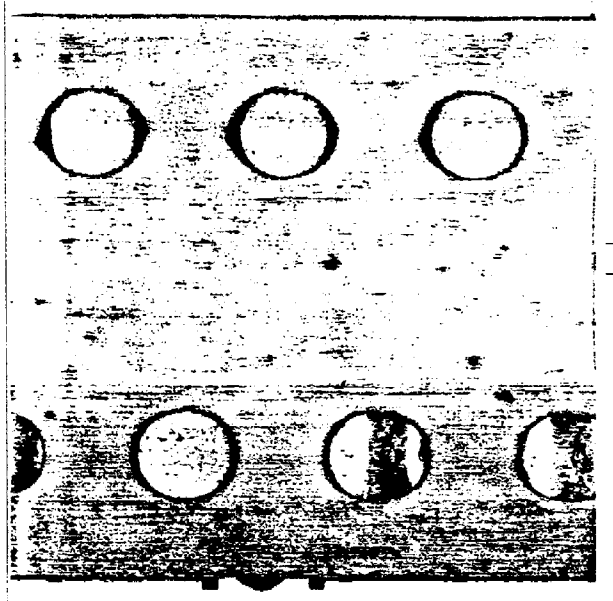
RECEIVED OF _____

FOR _____

BOOK 10459 PG 152

| | | |
|---|---|---|
| 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 79500.00
CON TX 294.15
PRFEE 1.00
WDEED 8.00
TOTAL 303.15
CHECK 303.15

05/20/97 01 09:37 0001 2742

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0306460
IDENTIF. # REFERENCE

97 MAY 20 AM 9:34
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 115274