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: (ljh) Title No: 38730
Dav. Co. File: Box 8

97 JUN -6 AM 10:46
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
03131 50

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Cory Gaylord-Ross 644 Timber Lane Nashville, TN 37205	PHH Mortgage Services Corp. 6000 Atrium Way Mt. Laurel, NJ 08054

TAX MAP-PARCEL NUMBERS: 117-02-C-023

BOOK 10483 PG 681

WARRANTY DEED

0016 06/06 0101 03CHECK 524.04

FOR AND IN CONSIDERATION of the sum of **$ 139200.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mary Elster Peters, a married person,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Cory Gaylord-Ross, 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. 23 together with the Carport designated 23A of Regency Park, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 3700, Pages 111 and 112, 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 Mary Douglas Elster by deed from Karen Rae Weir et vir, Joseph D. Blackburn of record in Book 9446, Page 553, 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 3815, Page 788, Book 4364, Page 381, Book 4767, Page 431, Book 5673, Page 429, Book 6047, Page 201, Book 7662, Page 942, Book 7728, Page 343, Book 9746, Page 83, said Register's Office, and to the matters set forth in the referenced Condominium Plan of record.

Mary D. Elster and Mary Elster Peters are one and the same person.

Colin Peters joins in this transaction to convey any any all marital interest he may have in the subject property.

This is improved property, known as: 644 Timber Lane, Nashville, TN 37205

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.

BOOK 10483 PG 682

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 2nd day of June, 1997.

Mary Elster Peters
Mary Elster Peters

Colin Peters
Colin Peters

State of Tennessee
County of Davidson

On this 2nd day of June, 1997, before me the undersigned authority, personally appeared **Mary Elster Peters and Colin Peters**, 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 their act and deed.

My Commission Expires: _____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

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: $ 139200.00

Mary Elster Peters
Affiant

Sworn and subscribed before me on the 2nd day of June, 1997.

Notary Public

My Commission Expires: _____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

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

RECEIVED OF _____

FOR _____

BOOK 10483 PG 683

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
139200.00
CON TX 515.04
PRFEE 1.00
WDEED 8.00
TOTAL 524.04
CHECK 524.04

06/06/97 01 10:47 0001 0016

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03 I 3 I 50
IDENTIF. ↑ REFERENCE

97 JUN -6 AM 10:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1159933