Book 52

10506:293

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 96,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23rd DAY OF June 19 97
Notary Public
MY COMMISSION EXPIRES 3/6/99
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Lebrar Land Title Inc., 5211 Maryland Way, Suite 1060, Brentwood, Tennessee 37027

| ADDRESS NEW OWNER'S AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| Joan L. Rubincam (NAME) | Columbia National, Incorporated (NAME) | 162-9B-7CO |
| 5601 Country Drive, #209 (ADDRESS) | 250 Berryhill Road, Suite 400 (ADDRESS) | |
| Nashville, Tennessee 37211 (CITY) (STATE) (ZIP) | Columbia, SC 29210 (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Shirley A. Krutsinger and Jerre Ann Mathis , both unmarried persons

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joan L. Rubincam

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Townhouse No. 209, Building 17, on the Plan of Hickory Valley Condominiums, Phase III, of record in Book 5200, Page 131, in the Register's Office of Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being that same property conveyed to Shirley A. Krutsinger and Jerre Ann Mathis by deed from Roy S. Day and wife, Anna Ruth Day of record in Book 5681, Page 246, said Register's Office. Said Deed has been corrected and is being rerecorded simultaneously herewith.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

DSV 06/26 0101 03CHECK 364.20

This is unimproved ( ) improved (X) property, known as 5601 Country Drive, #209, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 23rd day of June 19 97

Shirley A. Krutsinger

Jerre Ann Mathis

BK/ 10506 PG 294

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the undersigned a Notary Public in and for said County and State, the within named Shirley A. Kretsinger and Jesse Ann Mathis

the bargainor S & ___ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 23rd day of June 19 97.

Commission expires 12/6/99

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public



IDENTIF. ▲ REFERENCE
03 19929

97 JUN 26 AM 10:29

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

BOOK 10506 PG 295

RECEIVED OF _____

FOR _____

| | | | | | |
|---|---|---|---|---|---|
| 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 | 96000.00 |
| CON TX | 355.20 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 364.20 |
| CHECK | 364.20 |

06/26/97 01 10:30 0001 7559

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03199291

IDENTIF. ➔ REFERENCE

97 JUN 26 AM 10:29

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1167372